This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-7681

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RES-20-1301

Karen Johnson Davidson County
Batch# 455369 DEEDWARR
08/12/2020 01:53:37 PM 2 pgs
Fees: $13.00 Taxes: $1,635.40

20200812-0090102

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $442,000.00.

Brian Mitchell
Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Subscribed and sworn to before me, this the 10th day of August, 2020.

Dana Delworth
Notary Public
My Commission Expires: 7/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Randall Turner and Susan Turner 1301 Fishers Meadows Cove Hermitage, TN 37076	new owners	098-13-0C-061.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David R. Carley, Jr., and Cheryl A. Carley f/k/a Cheryl A. Troxel, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Randall Turner and Susan Renee Turner, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 41, Section Two, The Meadows of Seven Points, according to survey and plat of same appearing of record in Instrument No. 20010726-0079443, in the Register's Office for Davidson County, Tennessee, to which plat and correction reference are hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David R. Carley, Jr., unmarried and Cheryl A. Troxel, unmarried by Warranty Deed from Larry James Vaughn, Carol Anne Vaughn and Natalie Jean Vaughn-Markey, Successor Co-Trustees of the Albert Englert Vaughn, Sr. Trust, successor in trust to the Albert Englert Vaughn, Sr. and Belva Anne Vaughn Irrevocable Living Trust u/a dated July 25, 2001, deed dated March 27, 2008, recorded April 2, 2008, of record in Instrument No. 20080402-0033304, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1301 Fishers Meadows Cove, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2020.

GRANTOR:

David A. Carley

Cheryl A. Carley f/k/a Cheryl A. Troxel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David A. Carley and Cheryl A. Carley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2020.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____