**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00

Affiant

Subscribed and sworn to before me, this 7 day of August, 2020.

Notary Public
My Commission Expires: 7/9/24

Karen Johnson Davidson County
Batch# 455451 DEEDWARR
08/12/2020 03:00:24 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200812-0090212

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

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Turnkey Builders, LLC<br>909 Thomas Ave Suite D<br>Nashville, TN 37216 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>072-06-0-273.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WARREN DUZAK, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TURNKEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 64, as shown on the map entitled Resubdivision of P/O Lots 64 & 65 if Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Book 8250, page 751, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to WARREN DUZAK, by deed from KUDZU REAL ESTATE, INC., of record as Instrument No. 20120910-0081827, dated September 7, 2012, said Register's Office.**

This is unimproved property commonly known as: **1113 Leland Ave, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ARF-20111B

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of August, 2020.

**WARREN DUZAK**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WARREN DUZAK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of August,2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____