Karen Johnson Davidson County
Batch# 477287 DEEDWARR
09/17/2020 09:14:44 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20200917-0106337

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 831341 2019-33414 Leslie Wei	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 2,050,000.00 Affiant Subscribed and sworn to before me, this the 10th day of September, 2020. Notary Public My commission expires: 04/13/24 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: National Residential Nominee Services Inc., a Corporation Organized and existing under the laws of the State of Delaware	NAME: NEW OWNERS
STREET ADDRESS: 2600 Dallas Parkway, Suite 550, Frisco, TX 75034	STREET ADDRESS:
MAP & PARCEL NO.: 13007015000	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anne Kristina Turner and Nancy Jayne Ferrell, married to each other hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

National Residential Nominee Services Inc., a Corporation Organized and existing under the laws of State of Delaware,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 3823 Trimble Road, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 25 day of March 2020, 20___.

x Anne Kristina Turner

x Nancy Jayne Ferrell

State of TN }
County of DAVIDSON } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Anne Kristina Turner, MARRIED (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 25 day of MARCH, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TIFFANY B. VINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 03-08-20

State of TN }
County of DAVIDSON } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nancy Jayne Ferrell, MARRIED (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 25 day of MARCH, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TIFFANY B. VINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 03-08-20

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of (Partition) of Lot No. 23 and the Westerly half of Lot No. 24 on the Map of Sharber's Harding Place Subdivision, of record in Plat at Instrument No. 20121221-0117901, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne Kristina Turner, unmarried by Deed dated January 22, 2016 from Elizabeth Fullerton Cain, Trustee of the Elizabeth Fullerton Cain Trust dated August 27, 2014, recorded January 27, 2016, in Instrument Number 20160127-0007866, in the Official Records of Davidson County, Tennessee. Anne Kristina Turner now being married, Nancy Jayne Ferrell, her spouse, joins her in this conveyance.