PREPARED BY:
Marcus D. Magness, Esq.
Gilmore Magness Janisse
P.O. Box 28907
Fresno, CA 93720-8907

Karen Johnson Davidson County
Batch# 547524 DEEDWARR
01/05/2021 02:49:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210105-0001872

Address of Owner:	**Send Tax Bills To:**	**Tax Information:**
Mark H. Turmon, Trustee 6035 River Trace Nashville, TN 37218	Mark H. Turmon, Trustee 6035 River Trace Nashville, TN 37218	055-00-0-050.00

WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, MARK H. TURMON, hereinafter called the GRANTOR, have/has bargained and sold, and by these presents do transfer and convey unto MARK H. TURMON, as Trustee of the MARK H. TURMON LIVING TRUST dated December 16, 2020 (a revocable living trust), hereinafter called the GRANTEE herein, an undivided fifty percent (50%) interest in and to the following described property:

BEING A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CARL D. KRANTZ, AS EVIDENCED IN INSTRUMENT BOOK 20080310, PAGE 0023643, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD OLD #1465; ALSO, THE NORTHEAST CORNER OF THE THOMAS E ROGERS JR REVOCABLE TRUST PROPERTY (MAP 64 PARCEL 006.00) R.O.C.C. BOOK 534 PAGE 2911; AND THE NORTHWEST CORNER OF THIS TRACT; THENCE ON WITH THE EAST

PROPERTY LINE OF THE THOMAS E ROGERS REVOCABLE TRUST SOUTH 09 DEG 19 MIN 26 SEC WEST, AT A DISTANCE OF 980.12 FEET, TO A CAPPED IRON ROD OLD #1465 TO THE NORTH BOUNDARY OF THE CUMBERLAND RIVER; THENCE ON WITH THE BOUNDARY LINE OF SAID CUMBERLAND RIVER SOUTH 89 DEG 33 MIN 05 SEC EAST, AT A DISTANCE OF 261.60 FEET, TO A CAPPED IRON ROD OLD #1465; THENCE ON WITH SAID RIVER'S BOUNDARY NORTH 81 DEG 03 MIN 38 SEC EAST, AT A DISTANCE OF 185.79 FEET, TO AN IRON ROD OLD, BEING THE SOUTHWEST CORNER OF BARRY ROGERS (PARCEL ID 05500005100) R.O.D.C. QUITCLAIM INSTRUMENT #20050331-0035031; THENCE ON WITH THE WEST BOUNDARY LINE OF SAID BARRY ROGERS NORTH 09 DEG 18 MIN 38 SEC EAST, AT A DISTANCE OF 787.30 FEET, TO A CAPPED IRON ROD OLD #1465 IN THE SOUTH RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD; THENCE ON WITH SAID RAILROAD RIGHT OF WAY NORTH 68 DEG 26 MIN 40 SEC WEST, AT A DISTANCE OF 444.81 FEET, TO THE POINT OF BEGINNING, CONTAINING 8.91 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RONALD E. BRENNER, TN. R.L.S. NO. 1833, OF XCEL LAND COMPANY, INC., JOB NO. 20-140, AUGUST 6TH, 2020.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR ILLINOIS CENTRAL RAILROAD AND IS SUBJECT TO ANY FLOW EASEMENT FROM THE CUMBERLAND RIVER, ALSO SUBJECT TO A TO A 30' INGRESS/EGRESS & UTILITIES EASEMENT, AS EVIDENCED IN INSTRUMENT NO. 20080310-0023643, R.O.D.C., TN.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY RONALD E. BRENNER, TN. R.L.S. NO. 1833, OF XCEL LAND COMPANY, INC., JOB NO. 20-140, DATED AUGUST 6TH, 2020.

Being the same property conveyed to MARK H. TURMON and RACHEL A. MARTINS, by Warranty Deed from CARL DENVER KRANTZ and wife, MARGARET K. KRANTZ, dated September 14, 2020, and recorded on September 15, 2020 in Instrument No. 20200916-0105586, Register's Office for Davidson

County, Tennessee.

This is property generally located: 6035 River Trace, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

2. Grant of Overhead Line Easement conveyed to Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20021126-0146609, said Register's Office.

3. Easement(s) as set out in Warranty Deed of record as Instrument No. 20080310-0023643, said Register's Office.

4. Title to that portion of the premises, if any, embraced within the right-of-way of Tennessee Central Railroad and to expand to its full, chartered width.

5. Water Sharing and Payment Agreement of record as Instrument No. 20080310-0023644, said Register's Office.

6. Easement Deed by Court Order in Settlement of Landowner Action Lightnet Lines in favor of US Sprint Communications Company of record in Instrument No. 2014011-0003779, in the Register's Office for Davidson County, Tennessee.

7. Plan of record in Book 3700, Page 84, and Instrument No. 20020718-0086862, said Register's Office.

8. Easement for the flow of the water of Cumberland River, referred to as Cheatham Lake, and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, referred to as Cheatham Lake, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River, referred to as Cheatham Lake.

11. Title to that portion of the land lying below the ordinary low water mark of Cumberland River, referred to as Cheatham Lake.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DATED: December 16, 2020

MARK H. TURMON

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

On December 16, 2020, before me, Karen L. Kearns, a Notary Public, personally appeared MARK H. TURMON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KAREN L. KEARNS
COMM. # 2231784
NOTARY PUBLIC - CALIFORNIA
FRESNO COUNTY
COMM. EXPIRES MARCH 21, 2022

Signature