This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-10126-kp

Karen Johnson Davidson County
Batch# 559740 DEEDWARR
01/25/2021 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $434.75
20210125-0010366

STATE OF TENNESSEE
COUNTY OF Rutherford

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2021.

Notary Public
My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lamont Jordan 4027 Whites Creek Pike Nashville, TN 37189	Lamont Jordan 4027 Whites Creek Pike Nashville, TN 37189	081 15 0 022.00

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, I/we, **Harry Turnley, single, Larry Turnley, single, Leroy Grinstead, single, Adrian Petty, single, Tara Petty, single, Stacey Petty, single, and Angeleta Petty,single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lamont Jordan, a married man**, hereinafter called the Grantee(s), his/her/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 Lot No. 143 on the Map S. A. Champion's Subdivision, as of record in Book 161, Page 132, Resister's Office for said County.

Said Lot No. 143 fronts 50 feet on the Easterly side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to said Alexander Turnley and wife, Louise Turnley, by Warranty Deed from Mary L. Cokely, Theodore Lewis, John T. Lewis Jr., Theodora Howell, Rose L. Hogg and Kenneth P. Lewis, being all of the heirs of John T. Lewis, Sr. and wife, Esther L. Lewis, deceased, of record in Book 3957, Page 577, in the Register's Office of Davidson County, Tennessee, dated October 26, 1965 and recorded on November 12, 1965. Louise Turnley having since died on July 18, 1983 leaving Alexander Turnley surviving tenant by the entirety. The said Alexander Turnley is now deceased on March 12, 2004, said property passing to Harry Turnley, Larry Turnley, Leroy Grinstead, Adrian Petty, Tara Petty, Stacey Petty, and Angeleta Petty, the heirs at law of Alexander Turnley, as provided in affidavits of heirships of record in Instrument No. 202101250010360, Instrument No. 202101250010361, Instrument No. 202101250010362, Instrument No. 202101250010363, Instrument No. 202101250010364, and Instrument No. 202101250010365, register's office for Davidson County.

This is ~~☒ improved~~ or ☒ unimproved property located at: **1508 23rd Avenue, Nashville, TN 37208**

THIS PROPERTY IS NOT A PRIMARY RESIDENCE OF THE GRANTORS AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This conveyance is made subject to 1) Property taxes for the year 2021 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 ~~15th~~ 20th JM day of January, 2021.

GRANTOR:

Harry Turnley

Harry Turnley

Larry Turnley

Larry Turnley

Leroy Grinstead

Leroy Grinstead

Adrian Petty

Adrian Petty

Tara Petty

Tara Petty

Stacey Petty

Stacey Petty

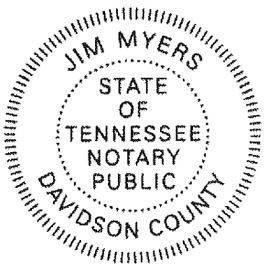
Angeleta Petty

Angeleta Petty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harry Turnley, Larry Turnley, Leroy Grinstead, Adrian Petty, Tara Petty, Stacey Petty, and Angeleta Petty, 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 ~~15th~~ 20th JM day of January, 2021.



Notary Public
My Commission expires: 11-6-2024

202101250010366

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

