Karen Johnson Davidson County
Batch# 632168 DEEDWARR
05/10/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20210510-0062461

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Jenna Dennie, Trustee
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2021.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON My Commission Expires

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
JPS Properties Revocable Trust P. O. Box 158435 Nashville, TN 37215	NEW OWNER	145-14-0-001.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY F. TURNER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JENNA DENNIE, SUCCESSOR TRUSTEE OF THE JPS PROPERTIES REVOCABLE TRUST, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 142, as shown on the map entitled Tyne Valley Estates, Section 9, of record in Plat Book 3700, Pages 65 and 66, 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 ROBERT M. TURNER AND WIFE, MARY F. TURNER, by deed from HOLLIS L. COBB AND WIFE, FRANCES P. COBB, of record in Book 5048, Page 38, dated July 15, 1976, said Register's Office.

Further being the same property conveyed to MARY F. TURNER, by quitclaim deed from ROBERT M. TURNER, of record in Book 10190, Page 905, dated September 11, 1996, said Register's Office.

This conveyance is made subject to:

1. Taxes for 2021 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3700, Pages 65 and 66, said Register's Office.

This is improved property known as: 5940 Robert E Lee Drive, Nashville, TN 37215.

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, her successors and assigns, forever; and Grantor covenants with the said Grantee that she is 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of May, 2021.

Mary F. Turner
MARY F. TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY F. TURNER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2021.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires:

783539.1/200736

True Copy Certification

I, Wesley D. Turner, 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.

Signature

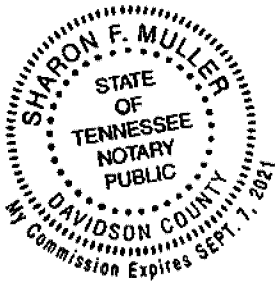
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal



722337.1/2010969