Karen Johnson Davidson County
Batch# 636041 DEEDWARR
05/14/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20210514-0065133

# WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mark Jeffrey Block | LOANDEPOT.COM, LLC | 092 04 0 267.00 |
| (NAME) | (NAME) | |
| 923 11th Ave. N | 26642 TOWNE CENTRE DR | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | FOOTHILLS RANCH, CA 92610 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathryn Elizabeth Turnbull, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Jeffrey Block, an unmarried man,** hereinafter called the GRANTEES, 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 the northerly 45 feet of Lot No. 25 in Johnson Bransford's Subdivision of Three Parts of Lot 158 of John McNairy's Mansion House Tract, of record in Plat Book 161, Page 146, in the Register's Office for Davidson County, Tennessee, said part of said lot fronts 45 feet on the west side of Cumberland Street, now Eleventh Avenue, North, and extends back westerly between parallel lines 138 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Kathryn Elizabeth Turnbull and Deepanshu Sharma, wife and husband, by Warranty Deed from Braden Development, LLC, a Tennessee limited liability company, dated July 12, 2018 and recorded July 13, 2018 in Instrument Number 20180713-0068082, Register's Office for Davidson County, Tennessee.

The said Deepanshu Sharma conveyed his interest in the property to Kathryn Elizabeth Turnbull by Quitclaim Deed of Correction pursuant to terms of Marital Dissolution Agreement filed as Wilson County Circuit Court Case Number 20-DV-498, said Quitclaim Deed being dated April 20, 2021 and recorded April 21, 2021 in Instrument Number 20210421-0053302 (which corrected Quitclaim Deed containing wrong legal description in Instrument Number 20201217-0149193), Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 923 11th Ave. N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 12th day of May, 2021.

Kathryn Elizabeth Turnbull

Kathryn Elizabeth Turnbull

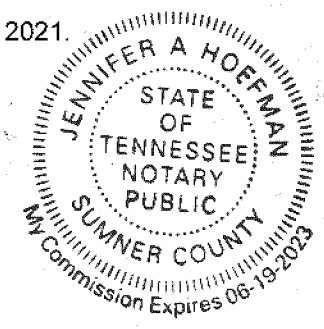
State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 12th day of May, 2021.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/19/2023




File No.: 20212512

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022