This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South,Suite 102
Nashville, TN 37212
File Number: 4-12552-TC

STATE OF ~~TENNESSEE~~
COUNTY OF 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 21st day of June, 2021.

Notary Public
My Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 662256 DEEDWARR
06/22/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20210622-0084316

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George F. Derrington, III and Ila J. Derrington, as Trusteee of the Derrington Family Trust, Dated June 13, 1998 6678 Clearbrook Drive Nashville, TN 37205	New Owner	129-10-0-066.00

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, we, **Daniel Mark Turner and wife, Pamela S. Turner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George F. Derrington, III and Ila J. Derrington, as Trustees of the Derrington Family Trust, dated June 13, 1998**, 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 Lot No. 35 on the Plan of West Meade Park, Inc., Section One of record in Book 2900, Pages 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 134.0 feet on the westerly margin of Clearbrook Drive and extends back 421.0 feet on the northerly line and 528.0 feet on the broken southerly line to a dead line in the rear, measuring 177.0 feet thereon.

Being the same property conveyed to Daniel Mark Turner and wife, Pamela S. Turner, by deed from George Barclay Kirchner and wife, Judy Lynn Kirchner, of record in Book 6584, Page 576, Register's Office for Davidson County, Tennessee, dated June 14, 1985 and recorded on June 18, 1985.

This is improved property located at: **6678 Clearbrook Drive, Nashville, TN 37205.**

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 21st day of June, 2021.

GRANTOR:

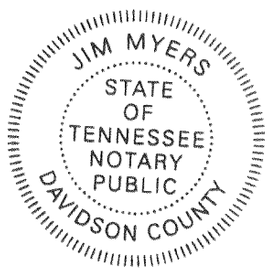
Daniel Mark Turner

Pamela S. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Mark Turner and Pamela S. Turner, the within named bargainors, 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 21st day of June, 2021.



Notary Public
My Commission expires: 11-6-2024

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

