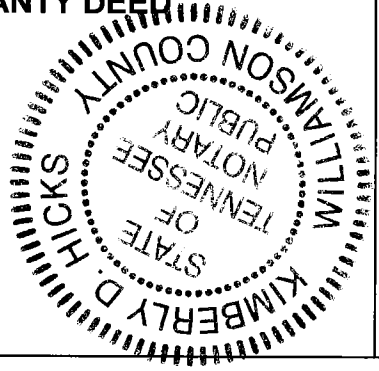
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Quesada	Michael S & Karen Quesada	160150D01000CO
(NAME) 311 Seven Springs Way, Unit 302	(NAME) 2032 Keystone Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) El Dorado Hills, CA 95762	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Thomas Spencer Turner, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael S. Quesada and Karen Quesada, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 10, St. Martin Square at Seven Springs Condominiums, Phase 1, filed as Exhibit to and established under Master Deed of record in Instrument 20060310-0028319, as corrected in Instrument 20080730-0077840, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Thomas Spencer Turner, a single man by Warranty Deed from David E. Burns and wife, Paula Burns, dated 06/15/2015 and recorded 06/18/2015, of record in Instrument 201506180058219, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument 200602220020470, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 200007130069415, Instrument 200007310075531, Instrument 200008180081931, Instrument 200108030082967, Instrument 200110240116171, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Karen Johnson Davidson County
Batch# 665250 DEEDWARR
06/25/2021 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,341.25
20210625-0086740

202106250086740

Covenants, conditions, easements and restrictions recorded in Instrument 200603100028319, as corrected in Instrument 200807300077840, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Permanent Easement and Right-of-Way of record in Book 5917, Page 513, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 8371, Page 320, Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention and Water Quality Device Agreement of record in Instrument 200408160098712, in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Associations of record in Instrument 200107260079648, Instrument 200405200059668, Register's Office for Davidson County, Tennessee.
Charter of St. Martin Square Condominium Owners Association of record in Instrument 200602170019487, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 311 Seven Springs Way, Unit 302, Brentwood, TN 37027

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of June, 2021.

Thomas Spencer Turner

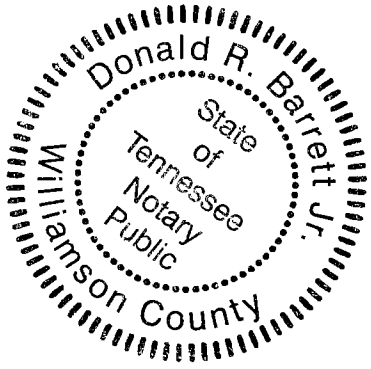
State of Tennessee
County of Williamson

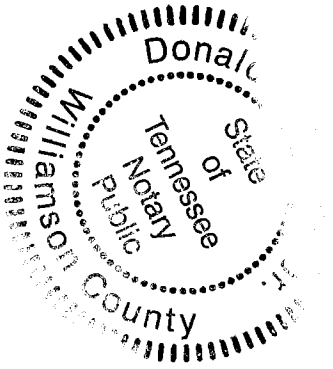
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Spencer Turner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June, 2021.

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064





CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/2021.

Kimberly D Hicks
Affiant
Date: 6/25/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25 day of June, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON