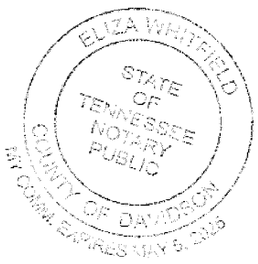
Karen Johnson Davidson County
Batch# 670749 DEEDWARR
07/02/2021 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20210702-0090134

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $570,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Henry LeBrun Ingram 2008 Trust, c/o Pinnacle Trust	New Owner(s)	083-07-0-264.00
P.O. Box 291947		
Nashville, TN 37229-1947		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JENNER TURNER AND KIRSTYN TURNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH LEBRUN INGRAM AND SCOTT LINDSEY, SENIOR VICE PRESIDENT AND TRUST OFFICER OF PINNACLE BANK, CO-TRUSTEES OF HENRY LEBRUN INGRAM 2008 TRUST, DATED OCTOBER 6, 2008**, 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. 35 on the Plan of Roselawn Subdivision of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 21Five Homes, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180316-0025019 Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 16, 2018.

Being a portion of the same property conveyed to Jenner Turner and Kirstyn Turner, husband and wife by Warranty deed from 21Five Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190805-0077005 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 05, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record in Plat Book 2133, page 1, and Book 2089, page 294, and Book 2087, Page 541, Register's Office for Davidson County, Tennessee and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 321 Pioneer Lane, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2021.

Jenner Turner

Kirstyn Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jenner Turner and Kirstyn Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2021.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 7/2/2021 (date of document).

Affiant Signature

7/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025

NOTARY'S SEAL