WARRANTY DEED

Karen Johnson Davidson County
Batch# 689023 **DEEDWARR**
08/02/2021 02:57:49 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210802-0103747

BS-FCR-21-250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Scott Turner	new owner	
(NAME)	(NAME)	
250 Cherokee Station Dr		**103-08-0E-.007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **MARGARET ANNE MOORE N/K/A MARGARET ANNE BYERLY AND MICHAEL BYERLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM SCOTT TURNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15D-A on the Plan of Cherokee Crossing Townhomes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Townhomes, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recordings of Lots 13D-17D on the final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Moore and Karen Moore, husband and wife by Warranty deed from Marie Callahan Mulloy, formerly known as Marie Callahan Blackburn, and Mark Mulloy, wife and husband of record in Instrument No. 20180925-0094901 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 25, 2018.

Being the same property conveyed to Margaret Anne Moore, her heirs and assigns by Special Warranty deed from Bruce Moore and Karen Moore, husband and wife of record in Instrument No. 20200925-0110722 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 25, 2020.

Michael Byerly, spouse of the above named Margaret Ann Moore NKA Margaret Anne Byerly, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This conveyance is subject to:
• Taxes for the year 2021.

• Subject to all matters shown on the Plan of record in Book 421, Page 32 and Instrument No. 20050328-0032338, and Exhibit in Instrument No. 20060908-0111567, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenants of record as Instrument No. 20051215-0150402 in the Register's Office for Davidson County, Tennessee.
• The premises herein insured is a townhome established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without

limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime with Private Elements of Cherokee Crossing Townhomes of record in Instrument No. 20060908-0111567, Register's Office for Davidson County, Tennessee.
• Charter for Cherokee Crossing Homeowners Association, Inc. of record in Instrument No. 20060908-0111566 and Instrument No. 20100203-0008714, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Commor Open Space to HOA of record in Instrument Number 20100203-0008715, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20050118-0005960, in the Register's Office for Davidson County, Tennessee.
• Attorney's Certificate of record in Instrument Number 20060908-0111568, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20070702-0078608, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **250 Cherokee Station Dr, Nashville, Tennessee 37209**.

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), their heirs and 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), 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 hand(s) this the 29th DAY OF JULY, 2021.

Margaret Anne Moore N/K/A Margaret Anne Byerly

Michael Byerly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET ANNE MOORE N/K/A MARGARET ANNE BYERLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212