Karen Johnson Davidson County
Batch# 704675 DEEDWARR
08/25/2021 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210825-0114973

Name and Address of New Owner:
Morgan Turner
1778 Red Jacket Drive
Nashville, TN 37013

Send Tax Bills To: Morgan Turner
1778 Red Jacket Drive
Nashville, TN. 37013

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-05-0A-221.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark McGlothlin, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Morgan Turner,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Lot No. 221 (Two Hundred Twenty One), on the Plan of Barnes Crossing, Phase One, a Horizontal Property Regime, of record in Master Deed in Instrument Number 20050721-0084791, as rerecorded in Instrument Number 20050805-0092480, as amended in Instrument Number 20051114-0136938 and 20071227-0147998, of the aforementioned Master Deed, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Gordon Rogers III, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20060912-0112949 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on September 12, 2006. (Value of consideration shown in aforementioned deed $125,933.00.)

Being the same property conveyed to Mark McGlothlin, a married man, by Warranty Deed from Joseph Gordon Rogers, III, unmarried, of record in Instrument No. 20200707-0072710 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 07, 2020. (Value of consideration shown in aforementioned deed $191,000.00.)

Being also known as 1778 Red Jacket Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

_____(SEAL)
Mark McGlothlin

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 Mark McGlothlin, 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 this 16th day of August, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of August, 2021.

_____
Notary Public
My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

File No. 2021-1752

202108250114973

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/16/21 (date of document).

Jennifer L. Pennell

8/16/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

