THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 712527 DEEDWARR
09/10/2021 08:25:51 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20210910-0121133

File Number: 2021-08-75
Parcel ID: 155 08 0C 262.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mark Bernard Spector and Katelin Armstrong Spector 6761 Autumnwood Dr Nashville, TN 37221	Mark Bernard Spector and Katelin Armstrong Spector 6761 Autumnwood Dr Nashville, TN 37221	Map/Parcel 155 08 0C 262.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Annie Turbin, an unmarried woman,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Mark Bernard Spector and Katelin Armstrong Spector, husband and wife,** ("Grantee") all of her right, title and interest in and to that certain real property known as 6761 Autumnwood Drive, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of the Poplar Creek Estates Phase IV Subdivision of record in Plat Book 9700, Page 195, 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 Ann Turbin, Unmarried, by Quitclaim Deed from Gregory J. Lawler, Unmarried, and Ann Turbin, Unmarried, of record in Instrument No. 20191210-0127134, in the Register's Office of Davidson County, Tennessee, dated November 25, 2019 and recorded on December 10, 2019.

Being the same property conveyed to Gregory J. Lawler and Ann Turbin, Husband and Wife, by Warranty Deed from Bita F. Turbin, Trustee, of record in Instrument No. 20150724-0073131, in the Register's Office of Davidson County, Tennessee, dated July 17, 21015 and recorded on July 24, 2015. Also see Final Decree entered in the fourth Circuit Court for Davidson County, Nashville, Tennessee in Docket No. 17D-206.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that he/she/they/it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind he/she/they/it to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26th day of August, 2021.

Anne Turbin

A.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2021, before me personally appeared Anne Turbin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

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 pursuant to 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 590,000.00, 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 9th day of September 2021

Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022