Karen Johnson Davidson County
Batch# 712855 DEEDWARR
09/10/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,185.85
20210910-0121506

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY
September, 2021

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ferris and Christine McInerney	Robert Ferris and Christine McInerney	
(NAME)	(NAME)	08107023500
5 Beachway	5 Beachway	
(ADDRESS)	(ADDRESS)	
Port Washington, NY 11050	Port Washington, NY 11050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Carmen Hall, Melvin Turner, and Gary Turner**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Ferris and Christine McInerney, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 52 on the Map of W. M. Buttler's Subdivision, as of record in Book 57, Page 98, Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the east side of 16th Avenue North, and runs back between parallel lines, 142.1 feet more or less to an alley in the rear.

Being the same property conveyed to Marshall Turner and wife, Annie C. Turner, by virtue of that certain Warranty Deed dated July 25, 1963, and being of record at Instrument No. Book 3610, Page 168 in the Register's Office of Davidson County, Tennessee. Marshall Turner died on May 29, 2012, leaving Annie C. Turner as the remaining Tenant by the Entirety. Annie C Turner died on March 5, 2021 leaving Carmen Hall, Melvin Turner, and Gary Turner as her heirs by Affidavits of Heirship of record at Instrument No. _____202109100121504____ & ___202109100121505___ in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1826 16th Ave N Nashville, TN 37208
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of September, 2021.

Carmen Hall

Melvin Turner, by Carmen Hall, Attorney In Fact

Gary Turner, by Carmen Hall, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carmen Hall** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of September, 2021.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Carmen Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Melvin Turner and Gary Turner and acknowledged that she executed the same as the free act and deed of the said Melvin Turner and Gary Turner.

WITNESS my hand and official seal at office this 7th day of September, 2021.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 9/7/21.

Affiant Signature

9/7/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22