STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $107,500.00.

Subscribed and sworn before me, this the 9th day of September 2021.

My Commission expires: 11/08/21

(Affix Seal)

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
4121 Clarksville Pike, Suite 8, Nashville, Tennessee 37218	
ADDRESS OF NEW OWNER: Antonio Turner (Name) 5054 Tranham Road (Street Address) Whitescreek, Tennessee 37189 (City) (State) (Zip Code)	SEND TAX BILLS TO Same (Name) (Street Address) (City) (State) (Zip Code)
MAP AND PARCEL NO. **81-11-54**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **TIMOTHY TURNER, PHYLLIS TURNER AND NORMAN TURNER, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO ANTONIO TURNER, UNMARRIED, HEREINAFTER CALLED GRANTEE,HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

LEGAL DESCRITION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFRENCE AND MADE A PART HEREOF.

THIS IS IMPROVED PROPERTY KNOWN AS 2108 OSAGE STREET NASHVILLE, TENNESSEE 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his, heirs and assigns, forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 9th day of September 2021.

Karen Johnson Davidson County
Batch# 713689 **DEEDWARR**
09/13/2021 11:10:28 AM 3 pgs
Fees: $18.00 Taxes: $397.75

20210913-0122146

TIMOTHY TURNER

PHYLLIS TURNER

NORMAN TURNER

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 9th day of September 2021.

NOTARY PUBLIC

My Commission Expires: 11/08/21

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 9th day of September 2021.

NOTARY PUBLIC

. My Commission Expires: 11/08/21

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 9th day of September 2021.

NOTARY PUBLIC

My Commission Expires: 11/08/21

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

EXHIBIT "A"

Being Lot No. 295 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 295 fronts 67 feet on the northerly side of Osage Street, and runs back between parallel lines with the easterly margin of 22nd Avenue North, 150 feet to an alley.

Being the same property conveyed to Paul James Turner and wife, Mattie Ruth Turner by Warranty Deed from James A. Majors and Wife, Susie F. Majors of record in Book 4287, page 796, Register's Office for Davidson County, Tennessee. The said Paul James Turner and Mattie Ruth Turner both having since died, Mattie Ruth Turner being the survivor.

Also, being the same property devised to Norman Turner, Preston Turner, Phyllis Turner, Antonio Turner, Paula Turner and Timothy Turner by the Last Will and Testament of Mattie Ruth Turner under Docket No. 20P-675 Probate Court of Davidson County, Tennessee and as of record as Instrument No. 20210604-0075076 Register's Office for Davidson County, Tennessee. Grantors herein are each transferring their undivided One Six (1/6th) interest.