THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

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

CRT File No. 210836686

Karen Johnson Davidson County
Batch# 715431 **DEEDWARR**
09/14/2021 11:55:09 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210914-0123081

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2021.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Ashlynn Gildea 224 Windsor Terrace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-01-0B-224.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eugene R. Turney and Lynn I. Turney, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emily Ashlynn Gildea*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 224, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, a horizontal property regime established by Master Deed, of record in Book 7150, page 921, as amended in Book 7436, page 667, re-recorded in Book 7464, page 297, and further amended in Book 7661, page 40, Book 7729, page 206, and in Book 7980, page 717, Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit "C" of the aforementioned amended plat for Windsor Terrace Condominiums, Phase IV, of record in Book 7980, page 717, said Register's Office.

Being the same property conveyed to EUGENE R. TURNEY AND SPOUSE, LYNN I. TURNEY, by deed from CYNTHIA ROBERTS, UNMARRIED, of record as Instrument No. 20020805-0093131 , dated July 29, 2002 , said Register's Office.

The physical address is 224 Windsor Terrace Drive, Nashville TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 143-01-0B-224.00 CO.

Matters shown on the Plan of record in Book 6250, page 869, said Register's Office.

Master Deed of record in Book 7150, page 921, as amended in Book 7436, page 667, re-recorded in Book 7464, page 297, and further amended in Book 7661, page 40, Book 7729, page 206, and in Book 7980, page 717, said Register's Office.

Storm Water Detention Agreement of record in Book 6680, page 517, said Register's Office.

This is improved property located at 224 Windsor Terrace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2021.

Eugene R. Turney

Lynn I. Turney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eugene R. Turney and Lynn I. Turney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 19, 2022