Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13770-MC

Karen Johnson Davidson County
Batch# 720795 DEEDWARR
09/21/2021 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $2,127.50
20210921-0126621

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2021.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jared Romano 7840 Whites Creek Pike Nashville, TN 37080	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive Suite 200 Charlotte, NC 28273	008-00-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy John Turnham, Gregory Joe Turnham, and Pamela Turnham Todd** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jared Romano**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey of Michael P. Green, Surveyor, dated February 23, 1983 and more fully described as follows:
Beginning at a iron pin on the East margin of Highway 431 (White Creek Pike) same being the original Southwest corner of this property thence: With the East margin of Highway 431 North 14 degrees 00 minutes West 50.00 feet to a iron pin thence: Leaving the road North 56 degrees 30 minutes East 1033.76 feet to a iron pin thence: North 32 degrees 00 minutes East 336.50 feet to a iron pin: North 57 degrees 00 minutes East 77.00 feet to a iron pin: North 56 degrees 30 minutes East 316.50 feet to a iron pin and a corner fence post thence: North 33 degrees 10 minutes West 163.80 feet to a corner fence post thence: North 59 degrees 00 minutes East (with a fence line) 872.30 feet to a iron pin thence: South 1 degrees 30 minutes West (with a fence line generally) 926.00 feet to a iron pin and corner post thence: Due West (crossing a hollow) 387.00 feet to a iron pin and hickory tree in fence corner thence: South 57 degrees 55 minutes West (with a fence line) 1392,00 feet to a iron pin on the East margin of the road the point of beginning containing 15.29 acres more or less.

Being the same property conveyed to John Edwin Turnham and wife, Doris Evans Turnham by Warranty Deed from Wayne P. Forkum and wife, Barbara J. Forkum of record in Book 6865, page 486, Register's Office for Davidson County, Tennessee, dated May 21, 1986 and recorded on May 22, 1986. (Value or consideration shown in aforementioned deed $35,000.00.)

The said John Edwin Turnham died on or about December 12, 2020, leaving Doris Evans Turnham as the surviving tenant by the entirety. The Estate of John Edwin Turnham is being probated in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County, Probate Division, Docket No. 21P553. The said Doris Evans Turnham died on or about December 17, 2020, and her estate is being probated in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P306.

Lanny Todd joins in to convey any and all interest The Estate of Doris E. Turnham may have in the subject property.

This is ☒ improved or ☐ unimproved property located at: **7840 Whites Creek Pike, Nashville, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 16th day of September, 2021.

GRANTOR:

Gregory Joe Turnham

Gregory Joe Turnham

Pamela Turnham Todd

Pamela Turnham Todd

Lanny Todd

Lanny Todd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Gregory Joe Turnham, the within named bargainor(s), 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 at office this 13th day of September, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Turnham Todd ~~and Lanny Todd~~, the within named bargainor(s), 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 at office this 16th day of September, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2021.

GRANTOR:

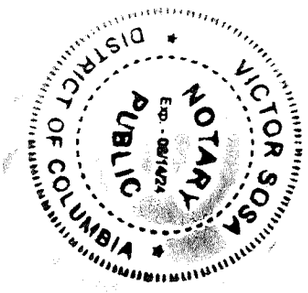
Timothy John Turnham

STATE OF District of Columbia
COUNTY OF District of Columbia

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy John Turnham, the within named bargainor(s), 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 at office this 15th day of September, 2021.

Notary Public
My Commission expires: 08/14/2024



202109210126621

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2021.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Lanny Todd, Personal Representative of The Estate of Doris E. Turnham with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 16, 2021.

Affiant Signature

9/16/2021
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

