This Instrument Prepared By and Return To:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 744475 DEEDWARR
10/27/2021 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20211027-0143989

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Michaela Gabrielle Grubb and Sydney Taylor Covington ~~2223 Thistlewood Avenue. Nashville, TN 37216~~ 117 Alhambra Cir. Nashville, TN 37207	New Owner	060-12-0-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Turnkey Builders LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michaela Gabrielle Grubb, an unmarried woman and Sydney Taylor Covington, an unmarried woman** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 102 on the Map of Capitol (erroneously referred to as Capital in previous deed) View, which appears of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Turnkey Builders, LLC, by deed dated July 27, 2020, and recorded August 7, 2020, from Pamela Lewis who took title as Pamela Kelly, of record in Instrument Number 20200807-0088037, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real property taxes for 2021 and all subsequent years, not yet due or payable; (2) Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 974, Pages 52 and 53; (3) Easement recorded in Book 8462, Page 31, & (4) All restrictions, covenants, conditions, easements and planning documents of record not stated herein, Register's Office for Davidson County, Tennessee.

This improved property is known as 117 Alhambra Circle, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2021.

Turnkey Builders LLC, a Tennessee Limited Liabili
ty Company

By: Percy Baker (SEAL)
Percy Baker, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Percy Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Turnkey Builders LLC, the within named bargainor, a Limited Liability Company, and that such Percy Baker as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 8th day of July, 2021.

Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $599,~~900~~.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
8th day of July, 2021.

Notary Public
My commission expires: 3-13-25
File No. 2021-597

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 8, 2021**.

Date

Affiant Signature

10/25/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **25th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY