Karen Johnson Davidson County
Batch# 770509 DEEDWARR
12/09/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20211209-0163142

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8083

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2021

Notary Public

Commission Expires: 7-22-25

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Greg Turnquist 942 General George Patton Road Nashville, TN 37221	Compass Mortgage, Inc. 27755 Diehl Road Suite 100 Warrenville, IL 60555	142-09-0C-942.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Brandon Adams, Trustee of The 942 General George Patton Rd Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg Turnquist, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 942, together with the carport designated as 942-C of Phase One, Lot Two, Section Five, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act of record in Plat Book 5200, Page 257, in the Register's Office for Davidson County, Tennessee. and described in a Master Deed of record in Book 5410, page 248, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, in said Register's office.

Being the same property conveyed to Johnny J. Robertson and wife, Hazel Ruth Robertson by Warranty deed from Haury & Smith Contractors, Inc. of record in Book 5725, page 890, Register's Office for Davidson County, Tennessee, dated March 26, 1981 and recorded on March 27, 1981. (Value or consideration shown in aforementioned deed $65,900.00.)

Being the same property conveyed to John J. Robertson, Trustee, John J. Robertson Revocable Living Trust Agreement dated December 10, 2010, a Fifty percent (50%) interest as Tenant in Common and Hazel Ruth Robertson, Trustee, Hazel Ruth Robertson Revocable Living Trust Agreement dated December 10, 2010 a Fifty percent (50%) interest as Tenant in Common by Quitclaim deed from Johnny J. Robertson and wife, Hazel Ruth Robertson of record in Instrument No. 20101216-0099883 Register's Office for Davidson County, Tennessee, dated December 10, 2010 and recorded on December 16, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to The 942 General George Patton Rd Trust, Brandon Adams as Trustee, by Quitclaim deed from John J. Robertson, Trustee and Hazel Ruth Robertson, Trustee of record in Instrument No. 20200921-0107515 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 21, 2020. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **942 General George Patton Road, Nashville, TN 37221.**

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 so 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.

Dated this the 1st day of December, 2021.

The 942 General George Patton Rd Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 30th day of November, 2021, before me personally appeared Brandon Adams, Trustee of The 942 General George Patton Rd Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal at this 1st day of December, 2021.

_____
Notary Public

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/1/21.

Affiant Signature

12/10/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON