Karen Johnson Davidson County
Batch# 782609 DEEDWARR
01/03/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220103-0000149

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G21-14861

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bull Enterprises LLC (NAME)	Same as New Owner (NAME)	72-3-170
1974 Union Hill Rd. (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Anne T. Taylor and Gene A. Turnage, Heirs at Law of Mattie S. Turnage**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bull Enterprises LLC,** 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:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 155 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 155 fronts 50 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Lenard A. Turnage and wife, Mattie S. Turnage by Deed dated June 24, 1964 from Joan S. Baggot, a widow, recorded June 25, 1964, in Book 3769, Page 579, Register's Office of Davidson County, Tennessee. The said Lenard A. Turnage having since died February 23, 1970, leaving title vested in Mattie S. Turnage as surviving tenant by the entirety. The said Mattie S. Turnage having since died on February 13, 1994, leaving title vested in her children, Gene A. Turnage and Anne T. Taylor, as the only heirs at law of the said Mattie S. Turnage. Also, see Affidavit of Heirship filed of record in Instrument No. 202201030000147, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Anne T. Taylor is signed by her duly appointed Attorney-in-fact Gene A. Turnage, pursuant to the Power of Attorney recorded in Instrument #_____202201030000148_____, said Register's Office.

This is improved property, known as 1309 Howard Avenue, Nashville, TN 37216.

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.

Witness my/our hand(s) this 22nd day of December, 2021.

Estate of Mattie S. Turnage

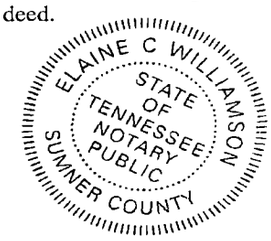
By: Anne T. Taylor BY Gene A. Turnage, AIF
Anne T. Taylor, Heir, by Gene A. Turnage, his/her Attorney-In-Fact

By: Gene A. Turnage
Gene A. Turnage, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2021, before me personally appeared Gene A. Turnage, 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, at office, this 22nd day of December, 2021.

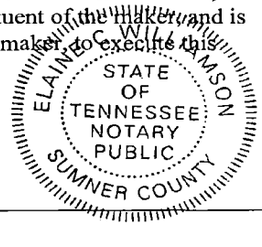


Elaine C Williamson
Notary Signature
My commission expires: 6.21.22

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gene A. Turnage, Attorney-in-Fact for Anne T. Taylor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2021.



Elaine C Williamson
Notary Public

My Commission Expires: 6.21.22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-22-21 (date of document).

Affiant Signature

12-27-21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY