Karen Johnson Davidson County
Batch# 783312 DEEDWARR
01/03/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220103-0000619

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9994

ADDRESS NEW OWNER:
The Turner Family Trust dated November 05, 2002
26985 Timberline Terrace
Valencia, CA 91381

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Thrivent Credit Union
600 Portland Avenue S., MS 5000
Minneapolis, MN 55415

Parcel ID:
054-09-0-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boyd Prince and Rose Prince, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Steven William Turner and Jane Alice Turner, Trustees of the Turner Family Trust dated November 05, 2002**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the City of Lakewood, Davidson County, Tennessee, bound on the north and east by Lakeshore Drive, bound on the south by the property of Lee Roy Kemp (D.B. 3769, PG 445), bound on the west by the property of Dorthy Fay Gallaher (DB 4417, PG 28) and more particularly described as follows:

Beginning at an iron rod (old) in the margin of Lakeshore Drive, being the northeasterly corner of the Kemp tract and being the southeasterly corner of the herein described tract;

Thence leaving the margin Lakeshore Drive with the Kemp boundary line S 78 degrees 38' 39" W 272.60 feet to a concrete monument (old), being the southeasterly corner of the Gallaher tract and being the southwesterly corner of the herein described tract;

Thence leaving the Kemp boundary line and following the Gallaher boundary line N 6 degrees 42' 36" E 96.86 feet to an iron rod (new), being the northwesterly corner of the herein described tract;

Thence leaving the Gallaher boundary line and severing the Chaffin tract N 76 degrees 39' 15" E 239.15 feet to an iron rod (new) being in the margin of Lakeshore Drive and being the northeasterly corner of the herein described tract;

Thence with said margin on a curve; length 27.29 feet, radius - 297.20 feet, chord - 27.28 feet and chord bearing - S 22 degrees 06' 19" E to an iron rod (nre) then with said margin S 10 degrees 10' 00" E 73.60 feet to the point of beginning, containing 0.569 acres, more or less, in accordance with a survey by David Wayne Couch, T.R.L.S. #1873, dated February 23, 2004.

Being the same property conveyed to Kenneth S. Gross and wife, Rose Marie Gross by Warranty Deed dated March 12, 2004 from Jerry Chaffin, married, recorded March 15,

2004, of record in Instrument Number 20040315-0029243, Register's Office for Davidson County, Tennessee.

This is improved property known as 3216 Lakeshore Drive, Nashville, TN 37138. Possession is to be given on December 21, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of December, 2021.

Boyd Prince

Rose Prince

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Boyd Prince and Rose Prince, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2021.

NOTARY PUBLIC

DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/21/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$720,000.00**.

AFFIANT

Subscribed and sworn to before me on this 21st day of December, 2021.

NOTARY PUBLIC

ROBYN DURRETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Exp

My Commission Expires: 1-19-2025

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 December 21, 2021

Affiant Signature

December 28, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 28th day of December, 2021.

Notary Public

(SEAL)

My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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