Karen Johnson Davidson County
Batch# 783349 DEEDWARR
01/03/2022 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220103-0000673

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation, 5107 Maryland Way, Suite 115, Brentwood, TN 37027	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 2/19/24 (AFFIX SEAL)

RUTHERFORD COUNTY TONJA COX STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Laken Hayes Turner and Dalton Turner	Laken Hayes Turner and Dalton Turner	MAP:
251 Cobblestone Place Drive	251 Cobblestone Place Drive	PARCEL: 034-01-0F-107.00-CO
Goodlettsville TN 37072	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **VIRGINIA BRITT, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAKEN HAYES TURNER, WIFE AND HUSBAND DALTON TURNER**

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 Certain townhome located in Davidson County, Tennessee, being Unit No. 107 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of the other unit owners, and all sewer, water, electrical, telephone, and other utility easements now are hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said unit being depicted on Exhibit B to said Declaration of Covenants, conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Virginia Britt, Unmarried Woman by Warranty deed from KVR Homes, LLC of record in Instrument No. 20171227-0131597 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on December 27, 2017.

This is ☒ UNIMPROVED ☐ IMPROVED property known as: **251 Cobblestone Place Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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.

Witness my/our hand(s) this the 21st day of December, 2021.

Virginia Britt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Britt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2021

Notary Public
My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **December 21, 2021**.

Date

Affiant Signature

12/28/2021

Date

State of **Tennessee**

County of **Davidson**

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