Karen Johnson Davidson County
Batch# 800276 DEEDWARR
02/04/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220204-0013158

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2022.

Notary Public
MY COMMISSION EXPIRES: 5/2/22
File No. G21-14974

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Dada (NAME)	Bank of America, NA (NAME)	085-14-0-047
2920 Lebanon Pike, B (STREET ADDRESS)	4500 Amon Carter Blvd. (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Fort Worth, TX 76155 (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, **Courtney Lee Ann Turley, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Dada, an unmarried 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:

Land in Davidson County, Tennessee, being all of Lot No. 1B, Zone Lot Division – Lots 1, 2 & 3 Resubdivision of Lot No. 1, Bainbridge Cluster Homes, according to survey and plat of same appearing of record in Plat Book 6250, page 411, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Courtney Lee Ann Turley, single by Quitclaim Deed from Ellen Taylor Turley, single, dated October 2, 2020, recorded November 1, 2021, of record in Instrument No. 20211101-0146132, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Ellen Taylor Turley, single by Warranty Deed from Nevin H. Downs and wife, Myrtianne P. Downs, dated August 30, 1988, recorded September 1, 1988, of record in Book 7642, page 427, said Register's Office.

INCLUDED in the above-described property but specifically EXCLUDED therefrom is that portion of the property conveyed to Metropolitan Government of Nashville & Davidson County for Lebanon Road Sidewalk by Warranty Deed of record in Instrument No. 20031203-0173511, said Register's Office, and further described as follows, to-wit:

Right-of-Way Acquisition

Beginning at a point in the Present Right-of-Way of Lebanon Pike 35 feet left of Station 5+38.00 for

Project 01-R-08, on file at the Public Works Department of Davidson County, Tennessee, said point being the Point of Beginning;

Thence: North 32 degrees 20 minutes 28 seconds West, 19 feet to a point in the Proposed Right-of-Way of Lebanon Pike;

Thence: North 57 degrees 30 minutes 53 seconds East, 47.96 feet to a point on the Proposed Right-of• Way of Way of Lebanon Pike;

Thence; South 32 degrees 32 minutes 25 seconds East, 19 feet to a point;

Thence: With the Present Right-of-Way, South 57 degrees 30 minutes 53 seconds West, 48.03 feet, to the Point of Beginning.

Said portion of land contains 911.942 square feet, or 0.021acres.

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.

This is improved property, known as 2920 Lebanon Pike, B, Nashville, TN 37214.

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 25th day of January, 2022.

Courtney Lee Ann Turley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2022, before me personally appeared Courtney Lee Ann Turley, 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 25th day of January, 2022.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 25, 2022.

Tori Cole

Affiant Signature

Date: 1/25/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 25, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

