Karen Johnson Davidson County
Batch# 806367 DEEDWARR
02/15/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20220215-0017583

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P22-4217-WE

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,850,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
TSD HOLDINGS, LLC	First National Bank of Middle TN	MAP:
4401 Tyne Boulevard	33 Music Square West, Suite 110B	PARCEL: 130-15-0-002.00
Nashville TN 37215	Nashville TN 37203	
(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, **KELLI TURNER, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TSD HOLDINGS, LLC, a TENNESSEE LIMITED LIABILITY COPMPANY**

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 Lot No. 4 on Block No. 1 on the Plan of Portion of T. J. Tyne's Tract of record in Plat Book 547, Page 188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelli Turner and Thomas Ostrander, wife and husband by Warranty Deed from Charles B. Rush and wife, and Margaret G. Rush of record in Instrument No. 20150626-0061817, Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 26, 2015.

Being the same property conveyed to Kelli Turner by Quitclaim Deed from Thomas Ostrander of record in Instrument No. 20200826-0096583, Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 26, 2020.

This is UNIMPROVED ✠ IMPROVED property known as: **4401 Tyne Boulevard, Nashville, TN 37215**

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 2nd day of February, 2022.

Kelli Turner

Kelli Turner

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelli Turner**, 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 2 day of February, 2022.

My Commission Expires: 11/5/24

Notary Public

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/2/22

GEORGE E. MUDTER, JR.
Dated 2/2/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/2/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

