RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 822930 DEEDWARR
03/16/2022 10:25:16 AM 2 pgs
Fees: $13.00 Taxes: $649.35

20220316-0030556

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-771

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2022

Notary Public

Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Home Capital, LLC PO Box 331314 Murfreesboro, TN 37133	NEW OWNER PO Box 331314 Murfreesboro, TN 37133	069-16-0-069.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

David P. Turner and Nancy O. Turner, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Home Capital, 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 Lot No. 14 on the Map of J.J. Holzapfeel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the Southerly margin of Elizabeth Street at the Northwest corner of the property conveyed to James C. Pickett and wife, by deed from L. I. Overstreet and wife, of record in Book 1913, page 23, Register's Office for said County, said point being the corner of Lots Nos. 13 and 14 on said plan; thence with the line between said two lots Southwardly 156.15 feet to the Northerly margin of Ashton Avenue; thence with said Avenue, Eastwardly 99 feet to the corner of Lots Nos. 14 and 15; thence with the line

between said two lots Northwardly 156.15 feet to the Southerly margin of Elizabeth Street; thence with said Street, Westwardly 99 feet to the beginning.

Being the same property conveyed to David P. Turner and Nancy O. Turner, husband and wife, by Warranty Deed from Westwood Communities, Inc. of record in Instrument No. 20120416-0032118 Register's Office for Davidson County, Tennessee, dated April 2, 2012 and recorded on April 16, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1606 Elizabeth Road, Nashville, TN 37218

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 so 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.

Dated this the 15th day of March, 2022.

David P. Turner

Nancy O. Turner

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

On this 15th day of March, 2022, before me personally appeared David P. Turner and Nancy O. Turner, 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 15th day of March, 2022.

Notary Signature
My commission expires: 2/28/2023

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON