WARRANTY DEED

Karen Johnson Davidson County
Batch# 825752 DEEDWARR
03/21/2022 02:57:31 PM 2 pgs
Fees: $13.00 Taxes: $2,545.60

20220321-0032380

Y-BR-22-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $688,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sabrina Williams	**Guaranteed Rate, Inc.**	
(NAME) **1505 Braebury Circle**	(NAME) **3940 N. Ravenswood Avenue**	**172-14-0A-091.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY TURNEY AND CHARLENE R. TURNEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SABRINA WILLIAMS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 87 on the Plan of Section Two, Wexford Downs, of record in Book 9700, Pages 593 and 594, 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 Jerry Turney, a married man and Charlene R. Turney, his wife by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20011004-0107812 Register's Office for Davidson County, Tennessee, dated September 21, 2001 and recorded on October 04, 2001.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the P.U.D. Boundary Plan for Wexford Downs, of record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 593 and 594, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, amended in Book 10792, Page 822 and Instrument Number 20000810-0079498, Register's Office for Davidson County, Tennessee.
- Charter for Wexford Downs HOA of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth of record in Book 10529, Page 560 and Instrument Number 20020807-0095117, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 11201, Page 766 and Book 11444, page 177, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 10937, Page 789 and Book 10937, Page 791, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1505 Braebury Circle, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16 DAY OF MARCH, 2022.

Jerry Turney

Charlene R. Turney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of March, 2022.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212