Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to befor
31st day of March, 2022.

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 835545 **DEEDWARR**
04/06/2022 11:13:11 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220406-0039776

File No.: 2022-225

Address of New Owner:	Send Tax Bills to:	Tax Information:
TurnKey Builders LLC, a Tennessee Limited Liability Company and Edward Jones	New owner	
909 Thomas Ave. #D		070 13 0 028.00
Nashville, TN 37206		

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, we

Ronald S. Pardue, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TurnKey Builders LLC, a Tennessee Limited Liability Company and Edward Jones

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Nashville, County of Davidson and State of Tennessee to wit:

Land in Davidson County, Tennessee, known as Lot No. 10 on the Plan of Resha Heights, of record in Book 1424, page 110, Register's Office for said County.

Beginning at a point in the northerly margin of Resha Lane, said Point being the southwest corner of Lots No. 11 and 12 and the northwest corner of herein described lot; thence in a northeastwardly direction 258.0 feet to a 10 foot alley; thence southeastwardly with said alley 64 feet, more or less, to a point thence in a westwardly direction, 244.7 feet to the northerly margin of Resha Lane; thence with said lane in a northwestwardly direction, 62.5 feet to the point of beginning.

Being the same property conveyed to Ronald S. Pardue, his heirs and assigns by Deed dated August 13, 1992 from Jack Kemp, Secretary of Housing and Urban Development, recorded August 18, 1992, in Book 8703, Page 279, in the Official Records of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property located at 3212 Resha Lane, 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 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 hands this 31st day of March, 2022.

Ronald S. Pardue

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald S. Pardue ~~and~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 31st day of March, 2022.

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY