Karen Johnson Davidson County
Batch# 839166 DEEDWARR
04/13/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220413-0043010

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 5.2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: FNS Real Estate LLC	SEND TAX BILLS TO: FNS Real Estate	MAP-PARCEL NUMBERS
(NAME) 1925 14th Ave N	(NAME) 1925 14th Ave N	081-07-0-253.00
(ADDRESS) Nashville TN 37208	(ADDRESS) Nashville TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Antonio C Turner**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FNS Real Estate LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 30, on the Plan of Map of Menees Subdivision of Lot No. 8 of the Thomas Woodards property, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the Westerly side of 15th Avenue North, formerly Hutchison Avenue, and runs back between parallel lines 125 feet on the North line and 123.7 feet on the South line to an alley.

Being the same property conveyed to Antonio C. Turner, a single person by Special Warranty deed from HSBC Bank USA, National Association, as trustee for the holders of Nomura Asset Acceptance Corporation, Alternative Loan Trust Series 2005-WFI of record in Instrument No. 20110812-0062311 Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on August 12, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1909 15th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th day of April, 2022.

Antonio C Turner

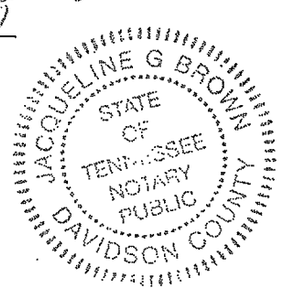
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio C Turner**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of April, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or 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 4/6/22.

Affiant Signature

4/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April, 2022

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 11/3/