Karen Johnson Davidson County
Batch# 848872 DEEDWARR
05/02/2022 08:49:41 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220502-0050398

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

Record Return
**WATAUGA TITLE COMPANY**
**5110 Maryland Way, Suite 120**
**Brentwood, TN 37027**

**ADDRESS NEW OWNER:**
**Antonio C. Turner**
5054 Traham Rd
Whites Creek TN
37189-9171

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
_____
_____
_____, _____ _____

| | |
|---|---|
| **MAP** | **092** |
| **GROUP** | **02** |
| **PARCEL** | **0101.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Melvin Smith,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Antonio C. Turner**, hereinafter called the GRANTEE, his 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. 7 on the Plan of Long and Ashworth's Subdivision of Lot 35 in Boyd McNairy's Plan, as shown by plat and survey of record in Plat Book 57, page 87, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin Smith by deed from James R. Larkin D/B/A The Larkin Group of record in Instrument No. 20070719-0085817, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **2603 Jefferson St, Nashville, Tennessee 37208.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE, that he is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **28th** day of **April, 2022.**

**Melvin Smith**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2022.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

#22-9607