BOX #14

G#35694-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.** Affiant Subscribed and sworn to before me, this the 2nd day of May, 2022. Notary Public My commission expires: 12/16/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 849996 DEEDWARR
05/03/2022 11:08:12 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20220503-0051229

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William R. Hostettler and Carl A. Neuhoff Jr	**"New Owners"**	**105 16 0 079 00**
421 East Iris Drive, Ste 300		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colie F. Turner, an unmarried man, and Terry Lynn Crain, a married woman, as Devisees under the Last Will and Testament of Alphie H. Franklin, and Christopher Michael Turner, an unmarried man, and William Daniel Turner, a married man, as the sole Heirs at Law of Michael A. Turner, deceased, as Devisee under the Last Will and Testament of Alphie H. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R. Hostettler, a married man, and Carl A. Neuhoff Jr, a married man, as tenants in common

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. 122 on the Map of Corrine Place, as of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 122 fronts 50 feet in the westerly side of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

BEING all of the same property conveyed to George Dexter Franklin and wife, Alphie H. Franklin, by Warranty Deed dated August 9, 1962, from Julice Lee Whitson and wife, Violet Baker Whitson, of record in Book 3428, Page 475, Register's Office for Davidson County, Tennessee.

THE said George Dexter Franklin having since died on March 30, 1998, leaving Alphie H. Franklin as the surviving tenant by the entirety. The said Alphie H. Franklin, being one and the same person as Alphie Mai Franklin, having since died testate on December 28, 1998. The said property was devised to Colie F. Turner, James Davilla Turner, Terry Lynn Crain, and Michael A. Turner pursuant to the Will of Alphie Mai Franklin of record in Will Book 226 Page 102, and Probate Docket No. 99P-336 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said Michael A. Turner, also known as Michael Anthony Turner, having since died intestate on May 8, 2018. By Affidavits of Heirship dated March 17, 2022, of record in Instrument No. 20220503-0051225 and in Instrument No. 20220503-0051226, Christopher Michael Turner and William Daniel Turner are the only heirs at law of the said Michael A. Turner. The said James Davilla Turner having since died intestate on May 3, 2019. The said

James Davilla Turner died without any lineal descendants and his parents had predeceased him. The intestate heirs of the deceased have been determined to be his surviving siblings, namely Colie F. Turner, Terry Lynn Crain and his nephews, Christopher Michael Turner and William Daniel Turner (the sole heirs of his deceased sibling Michael A. Turner) by Affidavits of Heirship dated March 17, 2022, of record in Instrument No. 20220503-0051227 and in Instrument No. 20220503-0051228, in the Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee;

2) Subject to agreement regarding the use of a water pipe and meter for adjoining properties as set out in the Deed of record in Book 2083, Page 336, Register's Office for Davidson County, Tennessee. Note: When this agreement was made in this Deed, Maude Miller (the Grantor) only owned Lot Nos. 121 and 122; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **2013 Gladstone Avenue, Nashville, TN 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 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 hand(s) this **2nd** day of **May, 2022.**

Colie F. Turner

Christopher Michael Turner

Terry Lynn Crain

William Daniel Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Colie F. Turner and Terry Lynn Crain and Christopher Michael Turner and William Daniel Turner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **May, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY