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6

Karen Johnson Davidson County
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05/11/2022 08:24:42 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220511-0053579

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
FILE # 22684SCM

FROM: LESA NAVE, F/K/A LESA STEVENS TURNER

TO: POORA PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100---($350,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, LESA NAVE, F/K/A LESA STEVENS TURNER, have bargained and sold, and by these presents, do transfer and convey unto the said POORA PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, State of Tennessee, being **Lot No. 60,** on the Plat of Cloverdale, as shown on plat of record in Plat Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This being the same property conveyed to Lesa Turner and Maynard Wayne Stevens by Substitute Trustees Deed from Amy Smith, as Substitute Trustee dated January 25, 2006 of record in Instrument No. 20060127-0010898, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed to Lesa Stevens Turner from Maynard Wayne Stevens dated February 17, 2016 of record in Instrument No. 20160217-0015017, Register's Office of Davidson County, Tennessee. The said Lesa Stevens Turner is n/k/a Lesa Nave.

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

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP 95, PARCEL 120.00
PROPERTY ADDRESS: 426 SPRINGVIEW DRIVE, NASHVILLE, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said POORA PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP, its successors and assigns forever. And I do covenant with the said POORA PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to POORA PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP, its successors and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 5th DAY OF May, 2022.

Lesa Nave

LESA NAVE
F/K/A LESA STEVENS TURNER

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 5th day of May, 2022, before me personally appeared LESA NAVE, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Sheila H Frisbie

NOTARY PUBLIC
My Commission Expires: 11/30/24

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Theresa L Lowe

AFFIANT

Subscribed and sworn to before me this 9th day of May, 2022.

SEAL

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 5/5/2025

NEW OWNER(S): POORA PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP

SEND TAX BILLS TO:

Poora Properties, GP
117 Vaughns Gap Road
Nashville, TN 37205

MAIL RECORDED DOCUMENT TO:

SAME