Karen Johnson Davidson County
Batch# 861301 DEEDWARR
05/23/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,936.95
20220523-0059758

Name and Address of New Owner:
Michael Evans and Letesa Johnson-Evans
248 Burgandy Hill Road
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Oak Lane Title, LLC
130 Wilson Pike Circle
Brentwood, TN 37027

Map & Parcel No: **172-12-0A-141.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Harrison Turner and Brianna Elizabeth Bartelsmeyer Turner, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Letesa Johnson-Evans and Michael Evans, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Nine, Bradford Hills, R-15 Residential P.U.D. of record in Book 7900, Page 414 and Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Harrison Turner and Brianna Bartelsmeyer Turner, husband and wife, by Warranty Deed from Bo W. Robertson and Steve Brownfield, Jr., married to each other, of record in Instrument No. 20190703-0065066, Register's Office for Davidson County, Tennessee, dated July 02, 2019 and recorded on July 03, 2019. (Value of consideration shown in aforementioned deed $335,000.00.)

This is improved property known as 248 Burgandy Hill Road, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2022.

_____(SEAL)
David Harrison Turner

_____(SEAL)
Brianna Elizabeth Bartelsmeyer Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Harrison Turner and Brianna Elizabeth Bartelsmeyer Turner, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2022.

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Rutherford)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $523,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of May, 2022.

_____
Notary Public
My commission expires: 11/22/2025

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 May 10, 2022 (date of document).

Affiant Signature

May 12, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY