Karen Johnson Davidson County
Batch# 872352 DEEDWARR
06/15/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220615-0068641

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

File No. AT-22-2394

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Court and Peter Court	New Owner	
(NAME)	(NAME)	
4487 Post Place, #159		103-15-0B-159.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/we, **Ronald G. Turner and Paula G. Turner, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly Court and Peter Court, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 159 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Ronald G. Turner and Paula G. Turner, husband and wife by Warranty Deed from Nell M. Salley, unmarried of record in Instrument No. 20180205-0011270 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 05, 2018.

This is property more commonly known as 4487 Post Place, #159, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of May, 2022.

Ronald G. Turner

Paula G. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2022, before me personally appeared Ronald G. Turner and Paula G. Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/17/22 (date of document).

Affiant Signature

5/20/22
Date

State of Tennessee

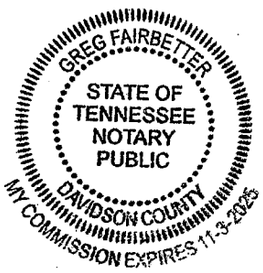
County of Davidson

Sworn to and subscribed before me this 20th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212