Karen Johnson Davidson County
Batch# 873233 DEEDWARR
06/16/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220616-0069175

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2773

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of June, 2022

Notary Public

Commission Expires: 1-19-2022

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Turner and John Turner 8157 Settlers Way Nashville, TN 37221	Cardinal Financial 3701 Arco Corp Dr S-200 Charlotte, NC 28273	126-15-0A-177.00-CO

WARRANTY DEED

FOR AND IN 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,

Diana Carole Stewart, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah C. Turner, an unmarried woman and John A. Turner, a married man,

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. 155 on the Plan of Boone Tract at Biltmore, Section Four, a Planned Unit Development of record in Plat Book 9700, Page (s) 932 and 933, 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 Diana S. Hendrick by Warranty deed from Steven Edelstein and wife, Elaine Edelstein of record in Instrument No. 20100916-0073737 Register's Office for Davidson County, Tennessee, dated August 27, 2010 and recorded on September 16, 2010.

Being the same property conveyed to J. Blake Freeman, Trustee by Quitclaim Deed from Diana Carole Stewart f/k/a Diana S. Hendrick, unmarried of record in Instrument No. 20170118-0005452, Register's Office for Davidson County, Tennessee, dated January 04, 2017 and recorded on January 18, 2017 and within the same deed the said J. Blake Freeman, Trustee conveyed his interest in the subject property to Diana Carole Stewart.

Mervin Barker is hereby joining in on the conveyance of this document to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8157 Settlers Way, Nashville, TN 37221

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 so 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.

Dated this the 6th day of June, 2022.

Diana Carole Stewart

Diana Carole Stewart

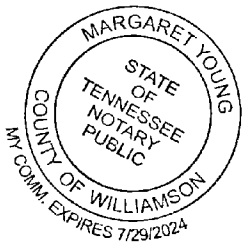
Mervin Barker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of June, 2022, before me personally appeared Diana Carole Stewart and Mervin Barker, 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 6th day of June, 2022.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 June 6, 2022

Affiant Signature

June 7, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 7th day of June, 2022.

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: FEBRUARY 24, 2024

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