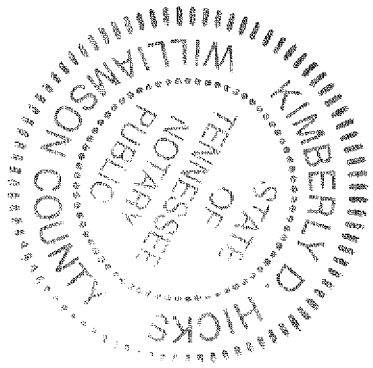
(3)

Karen Johnson Davidson County
Batch# 882640 DEEDWARR
07/01/2022 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20220701-0076300

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Hartwell and Anne Hartwell	NEW OWNER	146 16 0 218.00
(NAME)	(NAME)	
5118 Kincannon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eight Hundred Twenty-Five Thousand And No/100 Dollars ($825,000.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thomas Scott Turner, a married man** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Hartwell and Anne Hartwell, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1040, on the plan of Brentwood Hall, Section X, as of record in Plat Book 2330, Page 80, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas S. Turner, Married, by Warranty Deed from Kimberly Ann Wood, Successor Trustee of The Young Family Revocable Trust U/A/D May 12, 2006, as Amended by First Amendment on March 6, 2009, and as amended by Second Amendment on February 5, 2014, and further amended by Third Amendment on May 27, 2014, of record in Instrument No. 20210615-0080348, in the Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021.

Being the same property conveyed to Thomas Scott Turner, a married man by Deed from Thomas S. Turner AKA Thomas Spencer Turner, married of record in Instrument No. ____202207010076299___, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1)Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq.;(2)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall, Sextion X, as recorded in Plat Book 2330, Page(s) 80; (3)Covenants, Conditions, and Restrictions as set forth in Restrictive Covenants recorded in Book 1788, Page 143 and Book 2198, Page 3, as amended in Book 2542, Page 49; (4)Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5715, Page 261.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 5118 Kincannon Drive, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 gender

Effective the 30 day of June, 2022.

Thomas Scott Turner by Thomas Spencer Turner, Attorney in Fact

STATE OF TENNESSEE

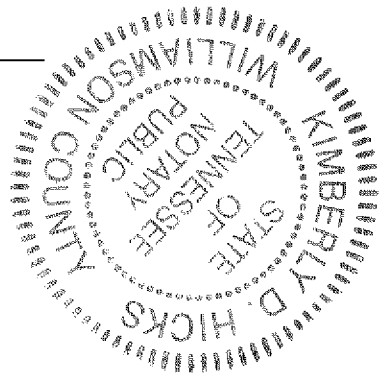
COUNTY OF WILLIAMSON

On this 30th day of June, 2022 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared THOMAS SPENCER TURNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of THOMAS SCOTT TURNER, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of a record in Instrument # 202207010076298, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30 day of June, 2022.

Kimberly D Hicks

Notary Public:
My Commission Expires: 1-21-26

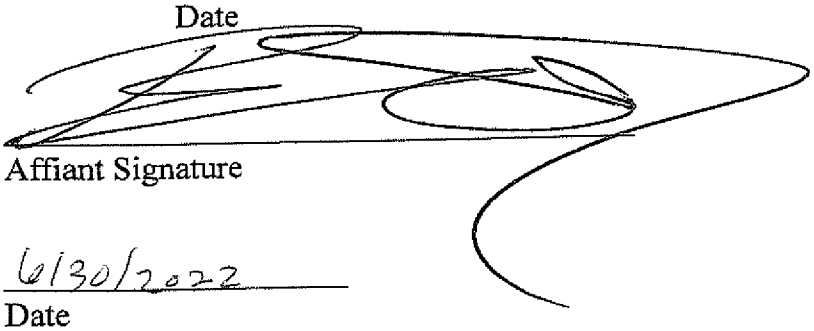


RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Blake Harris Reynolds, 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 6/30/2022.

Date



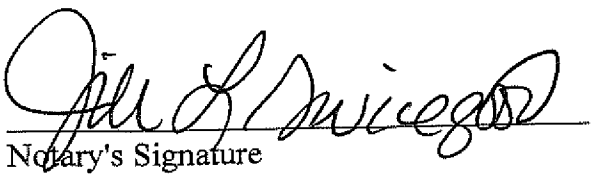
Affiant Signature

6/30/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2022.



Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

