PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 884425 DEEDWARR
07/06/2022 09:39:29 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220706-0077737

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/26
(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashton Claire Davis and Samuel Watts Brown		Parcel ID: 042 15 0 083.00
(NAME) 327 E Marthona Road	(NAME) New Owner	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandi Michelle Turner, as sole devisee under the Will of David E. Turner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashton Claire Davis and Samuel Watts Brown, wife and husband**, 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:

The following described real estate in Davidson County, Tennessee: Being Lots Nos. 73 to 76, inclusive of Block "A" on the Plan of Marthonna, not of record and described according to a plan made by J. A. Mefford, Surveyor, dated December, 1937, as follows:

Beginning at a point in the east margin of Ezell Road, east 550 feet north of the northwest corner of Block "D" on said Plan; thence east along the line between lots 76 and 77, 427 feet; thence north 1 deg. 52' east 100 feet to the corner of lots Nos. 72 and 73; thence west along the rear of said lots 427 feet to the east margin of said road; thence along the margin of said Road, south 100 feet to the beginning.

Being the same property conveyed to Hal G. Turner and wife, Mary Turner from Ronald E. Gromes & wife, Nancy L. Grimes by Warranty Deed dated July 12, 1966 and recorded on February 20, 1967 in Book 4104, Page 49, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David Hal Turner from David Hal Turner, Executor, Estate of Mary Elizabeth Blankenship Turners by Executor's Quitclaim Deed dated April 3, 2018 and recorded on April 10, 2018 in Instrument No. 20180410-0033521, Register's Office for Davidson County, Tennessee. The said David Hal Turner having died on January 24, 2022 leaving Brandi Michelle Turner as his devisee, his Last Will and Testament being Probated in Case No. 22P-248 Probate Court for Davidson County Tennessee. Also see Quit Claim Deeds from Kyle Edward Turner and Ashley Nicole Turner to Brandi Michelle Turner recorded in Instrument No. 20220629-0075599 and Instrument No. 20220629-0075600, respectively, Register of Deeds, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 327 E Marthona Road, Madison, TN 37115

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 our hands this 27th day of June, 2022

Brandi Michelle Turner

Brandi Michelle Turner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brandi Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2022.

Vanessa Cortner

Notary Public

My Commission Expires: 05-07-2024

(SEAL)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY