THIS INSTRUMENT PREPARED BY: Red Shoe Title, Inc. 625 S. Church St., Suite B Murfreesboro, TN 37130 Ph.: 615-796-5478 Fax: 615-295-2574	STATE OF TENNESSEE) COUNTY OF DAVIDSON) ss The actual consideration for this transfer is $240,000.00 Affiant Subscribed and sworn to before me on this 20th day of July 2022. Notary Public My Commission Expires: 08/19/23

Karen Johnson Davidson County
Batch# 891945 DEEDWARR
07/21/2022 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20220721-0083645

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Rubin Lalani & Shabana Lalani **5576 Clarksville Pike** **Joelton, TN 37080**	**SWBC Mortgage Corp.** **9311 San Pedro #100** **San Antonio, TX 78216**	**029-00-0221.00**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Noel R. Turner and wife, Gretchen M. Turner** (hereinafter "Grantors") has bargained and sold, and by these presents does transfer and convey unto **Rubin Lalani and Shabana Lalani, Husband and Wife** (hereinafter "Grantees"), their successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Beginning at an iron pin in the northeasterly margin of Highway No. 112, formerly Dry Creek Road, being McClusky's southerly line; thence with the northeasterly margin of said highway, South 27 degrees E 100 feet, continuing with said highway South 29 degrees 45 minutes East 75 feet to an iron pin; thence North 76 degrees 15 minutes East 350 feet to an iron pin; thence North 6 degrees West 59 feet to an iron pin; thence North 88 degrees 30 minutes West 420 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Noel R. Turner and wife, Gretchen M. Turner by Warranty Deed from David L. Osborne and wife, Sandra K. Osborne, dated June 15, 2011, and recorded on July 1, 2011, as Instrument No. 20110701-0050821, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at **5576 Clarksville Pike, Joelton, Davidson County, Tennessee 37080.**

The 2022 Davidson County property taxes have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of July 2022.

Noel R. Turner

Gretchen M. Turner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Noel R. Turner**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this **20th day of July 2022.**

NOTARY PUBLIC

My Commission Expires: 08/19/23

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gretchen M. Turner**, the within named spouse of Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this **20th day of July 2022.**

NOTARY PUBLIC

My Commission Expires: 08/19/23

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-20-22.

Affiant Signature

7-21-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 21 day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

