Karen Johnson Davidson County
Batch# 900321 DEEDWARR
08/08/2022 10:40:17 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20220808-0089865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turnkey Builders, LLC	Turnkey Builders LLC (NAME)	061-14-0-142.00 &141.00
716 Gillock Street (ADDRESS)	909 Thomas Ave Ste D (ADDRESS)	061-14-0-140.00 & 139.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry E. Lawhorn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Turnkey Builders, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 139, on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 139 fronts 50.24 feet of the southerly margin of Gillock Street and runs back between parallel lines measuring 140.00 feet to a line in the rear measuring 50.25 feet.

Being the same property conveyed to Claude E. Lawhorn, Jr. and wife Sue C. Lawhorn by Warranty Deed from Herman Ellis, Joe Ellis, Pylant G. Ellis, Walter D. Ellis, and Arthur M. Ellis, heirs at Law of Joe T. Gibson Ellis of record in Book 4377, page 848, Register's Office for Davidson County, Tennessee, dated October 24, 1969 and recorded on November 6, 1969. Said Claude E. Lawhorn, Jr. having died on September 24, 1989, leaving Sue C. Lawhorn as the surviving tenant by the entirety. Said Sue C. Lawhorn, a/k/a Jennie Sue Burgett having died testate on February 7, 2014, her LW&T having been probated in Case No. 14P-505, Probate Court, Davidson County, Tennessee, devising the real property to Larry E. Lawhorn.

Tract 2:

Land in Davidson County, Tennessee, being Lots No. 140 and 141, on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 140 fronts 50.24 feet of the southerly margin of Gillock Street and extends back between parallel lines measuring 140.00 feet to a line in the rear measuring 50.25 feet.

Said Lot No. 141 fronts 65.24 feet of the southerly margin of Gillock Street and extends back 140.00 feet on the easterly margin and 140.83 feet on the westerly margin to a line in the rear measuring 35.50 feet.

Being the same property conveyed to Claude E. Lawhorn, Jr. and wife Sue C. Lawhorn by Warranty Deed from Herman Ellis, Joe Ellis, Pylant G. Ellis, Walter D. Ellis, and Arthur M. Ellis, heirs at Law of Joe T. Gibson Ellis of record in Book 4377, page 850, Register's Office for Davidson County, Tennessee, dated October 24, 1969 and recorded on November 6, 1969. Said Claude E. Lawhorn, Jr. having died on September 24, 1989, leaving Sue C. Lawhorn as the surviving tenant by the entirety. Said Sue C. Lawhorn, a/k/a Jennie Sue Burgett having died testate on February 7, 2014, her LW&T having been probated in Case No. 14P-505, Probate Court, Davidson County, Tennessee, devising the real property to Larry E. Lawhorn.

Tract 3:

Land in Davidson County, Tennessee, described as follows to fit:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: [illegible]
BS-RWD-22-116

WARRANTY DEED
(Continued)

Being the Northerly part of Lot No. 142 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the easterly margin of the L. & N. Railroad right of way, said point being 140.83 feet in a southerly direction from the intersection of the easterly margin of the L. & N. Railroad and Gillock Street; thence still in a southerly direction along the easterly margin of said L. & N. Railroad 101.00 feet to an iron pin; thence South 71° 30' East a distance of 249.00 feet to an iron pin; thence North 24° 40' East a distance of 100.00 feet to an iron pin; thence North 71° 30° West a distance of 286.75 feet to the point of beginning.

Being the same property conveyed to Claude E. Lawhorn, Jr. and wife Sue C. Lawhorn by Warranty Deed from Herman Ellis, Joe Ellis, Pylant G. Ellis, Walter D. Ellis, and Arthur M. Ellis, heirs at Law of Joe T. Gibson Ellis of record in Book 4377, page 846, Register's Office for Davidson County, Tennessee, dated October 24, 1969 and recorded on November 6, 1969. Said Claude E. Lawhorn, Jr. having died on September 24, 1989, leaving Sue C. Lawhorn as the surviving tenant by the entirety. Said Sue C. Lawhorn, a/k/a Jennie Sue Burgett having died testate on February 7, 2014, her LW&T having been probated in Case No. 14P-505, Probate Court, Davidson County, Tennessee, devising the real property to Larry E. Lawhorn.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 716 Gillock Street, Nashville, TN 37216
(House Number) (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 genders.

Witness my/our hand(s) this 22nd day of July, 2022.

Larry E. Lawhorn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry E. Lawhorn, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2022.

Notary Public

My Commission Expires: 7/11/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072