WARRANTY DEED

File #22264

Karen Johnson Davidson County
Batch# 901382 DEEDWARR
08/10/2022 09:59:01 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220810-0090864

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: . 7.20.24
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory G. Turner	NEW OWNER	147-09-0-088.00
(NAME)	(NAME)	
778 Hill Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michelle Honick, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory G. Turner, married,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 182 on the Plan of Caldwell Country Estates Section One of record in Plat Book 2633, Page 68, 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 Irvin Bruce Honick and wife, Michelle Honick, as tenants by the entirety by Warranty Deed from Cher Wang, unmarried of record in Book 7977, Page 645, Register's Office for Davidson County, Tennessee, dated November 03, 1989 and recorded on November 6, 1989. Irvin Bruce Honick having since died November 22, 1996, leaving Michelle Honick as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5028 Danby Dr. Nashville, TN 37211

(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 hand this 9th day of August, 2022.

Michelle Honick by: Elizabeth Kiecksee, Attorney in Fact

Michelle Honick by Elizabeth Kiecksee, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Kiecksee, as attorney in fact for Michelle Honick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this 9th day of August, 2022.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027