Karen Johnson Davidson County
Batch# 908330 DEEDWARR
08/25/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220825-0096100

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3724

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of August, 2022

Notary Public

Commission Expires: 1/11/2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Turnkey Builders LLC<br>532 East Trinity Lane<br>Nashville, TN 37207 | Same as Owner | 071 08 0 345.00 |

# WARRANTY DEED

FOR AND IN 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/WE,

**Ella M. McCord, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Turnkey Builder's LLC, a Limited Liability Company**

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:

Being Lot No. 22 on Map of Rawls Homes Corporation Subdivision, as of record in Book 1130, Page 33, Register's Office for said County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot. Said Lot No. 22 fronts 50 feet on the southerly said of Trinity Lane and runs back between parallel lines 184 feet to a dead line.

BEING the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation to Monroe J. McCord III and Ella M. McCord, husband and wife, recorded September 7, 2005, as Instrument No. 20050907-0107450 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $69,900.00.

Monroe J. McCord died on or about August 14, 2020 thereby vesting title in Ella M. McCord by reason of their tenancy by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 532 East Trinity Lane, Nashville, TN 37207

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 so 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.

Dated this the ~~15th~~ 19th day of August, 2022.

Ella M. McCord

Ella M. McCord

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this ~~15th~~ 19th day of August, 2022, before me personally appeared Ella M. McCord, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~15th~~ 19th day of August, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**Tennessee Certification of Electronic Document**

I, Christina Wilbert, 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 8/19/2022 (date of document).

Christina Wilbert
Affiant Signature

8/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of August, 2022.

Kendra D. Teasley
Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026