WARRANTY DEED

Karen Johnson Davidson County
Batch# 921781 DEEDWARR
09/27/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,007.25
20220927-0106656

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,500.00.

Jamecka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Beenen and Ashley Beenen	CMG Mortgage, Inc. dba CMG Financial	Parcel ID: 016 00 0 048.00
(NAME) 2636 Crocker Springs Road	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) San Ramon, CA 94583	
(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, **Kyle Turner, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Beenen and Ashley Beenen, husband and wife**, 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey by Ray G. Cole, registered land surveyor, No. 924, dated November 25, 1987, as follow: Beginning at an existing iron pin in the easterly margin of Crocker Springs Road, the most southwest corner of this tract, and being the most northwest corner to Larry Newlin; thence with the margin of said road and with a curve to the left having a central angle of 21° 11 minutes 51 seconds, a radius of 243.85 feet; and an arc length of 90.22 feet to a point in the margin of the road, thence continuing with the margin of said road, north 24° 14 minutes 53 seconds West 164.34 ft to an iron pin set in the margin of said road; a corner to Tract 1 this survey, thence leaving said road and with the line of said Tract 1, north 68° 26 minutes 41 seconds east 663.50 feet to an iron pin set in the lie of F.W. Gray thence with the line of said Gray south 10° 25 minutes 56 seconds west 626.17 feet to an existing iron pin, in the line of said Gray and being a corner to Larry Newlin; thence with the line of said Newlin north 71° 58 minutes 39 seconds west 436.47 feet to the beginning.

NOTE For informational purposes only: prior deed references subject property to contain 5.00 acres more or less.

Being the same property conveyed to Kyle Turner from William B Scott and Melinda Mendez-Scott, husband and wife by Warranty Deed dated October 25, 2017 and recorded on October 26, 2017 in Instrument No. 20171026-0109894, Register's Office for 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 2636 Crocker Springs Road, Goodlettsville, TN 37072

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 21 day of Sept, 2022

Kyle Turner

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kyle Turner, a single man, 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 ~~22nd~~ 21st day of September, 2022.

Notary Public Amanda F Zorc

My Commission Expires: May 10, 2026

(SEAL)

AMANDA F ZORC
Notary Public - State of Georgia
Fulton County
My Commission Expires May 10, 2026

Certificate of Authenticity

I, Tonya Loftin, 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 **September 21, 2022**.

Date

Tonya Loftin
Affiant Signature

September 26, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)