Karen Johnson Davidson County
Batch# 929306 DEEDWARR
10/13/2022 10:58:56 AM 2 pgs
Fees: $13.00 Taxes: $2,353.20
20221013-0112323

WARRANTY DEED

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $636,000.00

Michael Brett T
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF October, 2022.

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brett Turner and Amber Turner	New Owner	
(NAME)	(NAME)	08314000700
1713 Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Kimberly A. Totzke, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Michael Brett Turner and Amber Turner**, 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:

BEING Lot No. 8 on the Plat of Richard Place Subdivision as of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KimberlyA. Totzke-Farr, by virtue of that certain Quit Claim Deed dated August 2, 1999, and being of record at Instrument No. 20000225-0018586 in the Register's Office of Davidson County, Tennessee.

Kimberly A. Totzke-Farr is now known as Kimberly A. Totzke. Lars W. Feese joins in this conveyance to transfer any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1713 Holly St. Nashville, TN 37206
(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 11th day of October, 2022.

Kimberly A. Totzke

Lars W. Feese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kimberly A. Totzke and Lars W. Feese**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of October, 2022.

Notary Public

My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE
COUNTY OF DAVIDSON

Return to:
Ready Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-22-01713