Name and Address of New Owner:
Team 9 Real Estate Solutions, LLC
509 Lentz Drive
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 059110089.00

Karen Johnson Davidson County
Batch# 936253 DEEDWARR
11/01/2022 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20221101-0117829

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **A. Michelle Poss, Successor Administrator of the Estate of Robert Leon Turner, Sr.,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Being Land in Davidson County, Tennessee, being Lot 461, Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot 461 being a corner lot fronts 80 feet on the Northwesterly side of Augusta Drive, 87.4 feet on the Southwesterly side of Cravath Drive, and 39.27 feet along the curving corner at the intersection of said drives, and runs back between converging lines 104.1 feet on the Northwesterly line and 106.3 on the Southwesterly line, to a point at the rear.
Being the same property conveyed to Robert L. Turner and Wife Jessie F. Turner by Warranty Deed from Cumberland Builders, Inc of record in Book 4323, page 412, Register's Office for Davidson County, Tennessee, dated March 26, 1969 and recorded on April 04, 1969. (Value or consideration shown in aforementioned deed $18,840.00.)

Jessie F. Turner died September 23, 2018, leaving Robert L. Turner as the surviving tenant by the entirety.

Robert Leon Turner died intestate September 10, 2019, his estate being administered through Probate Docket 19P1719. Per order approving contract for sale of real property for Case No. 19P1719 in the Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville-Davidson County, Tennessee, A. Michelle Poss, was appointed as Successor Administrator.

This is property also known as: 3853 Cravath Drive, Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of October, 2022.

Estate of Robert Leon Turner, Sr.
By: A. Michelle Poss, Successor Administrator
A. Michelle Poss, Successor Administrator

State of Tennessee
County of Davidson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared A. Michelle Poss, Successor Administrator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theSuccessor Administrator of Estate of Robert Leon Turner, Sr., the within named bargainor, a Estate, and that as such Successor Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Successor Administrator.

Witness my hand, at office, this 27th day of October, 2022.

Notary's Signature
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of October, 2022.

Notary Public
My commission expires:_____
File No. GNT-22-2436

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10.27.22 .

Affiant Signature

10-27-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON