Karen Johnson Davidson County
Batch# 980185 DEEDWARR
03/13/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20230313-0018142

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me this 10th day of March, 2023.

Notary Public
My commission expires: 5-7-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	Send Tax Bills to:	Tax Information
Turnkey Builders, LLC 909 Thomas Ave. D Nashville, TN 37216	New Owner	092-06-0-086

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sharon Griffin, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Turnkey Builders, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located on the north side of Morena Street and being Part of lots 271, a closed Alley, part of Lots 269 and 270 blocks 13 and 23 of Hefferman Place of record in Plat Book 161, page 138 R.O.D.C., Tn., more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 1, 2023 and known as Job No. 230042 as follows:

BEGINNING at an existing concrete highway monument at the northwestern terminus of Morena Street on the easterly right of way of Interstate 40; thence with the northerly margin of Morena Street (25' from the center-line) N82°15'24"E 110.90' to an iron pin set; thence leaving Morena Street and with the line of Sharon Griffin (Inst. No. 200408020092332 R.O.D.C., Tn.) N07°44'36"W 157,50' to the center-line of a closed alley; thence with the center-line S82°15'24"W 17.70' to an iron pin set in the right of way of the said Interstate 40; thence the said Right of way S22°52'19"W passing a concrete monument at 121.63' in all 183.01' to the POINT OF BEGINNING, containing 0.23 acres, more or less.

Being the same property conveyed to Sharon Griffin by deed of record in Inst No. 200408020092332 Register's Office of Davidson County. Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Hefferman Place of record in Plat Book 161 Page 138 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2712 Morena Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8 day of March, 2023.

Sharon Griffin

STATE OF Florida
COUNTY OF Duval

On this 8th day of March, 2023, before me personally appeared Sharon Griffin, 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. Produced TNDL as identification

Witness my hand, at office, this 8th day of March, 2023. Physical Presence

Altovise Scott
Notary Signature
My commission expires: 12-07-2024

ALTOVISE SCOTT
Notary Public - State of Florida
Commission # HH 069778
My Comm. Expires Dec 7, 2024
Bonded through National Notary Assn.

202303130018142

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 3-8-23.

Affiant Signature

3-8-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of March, 2023.

Notary Signature

My Commission Expires: 05/09/2026

