Karen Johnson Davidson County
Batch# 983916 DEEDWARR
03/23/2023 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20230323-0021110

Commitment Number: ITA2381TN

After Recording, Send To:
Ideal Title Agency, LLC
400 Rouser Road, Bldg 2, Suite 101
Coraopolis, PA 15108

This instrument was prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Property Owner/Mail Tax Statements To:
Nery Asiain Mendoza, 800 Fitzpatrick Rd. Nashville, TN 37214

PARCEL IDENTIFICATION NUMBER: 096 16 0 164.00

GENERAL WARRANTY DEED

Lorrie Ann Turner and **Jeffrey D. Turner,** husband and wife ("Grantor"), of **2195 Posey Hill Road, Mount Juliet, TN 37133**, for and in consideration of $355,000.00 (Three Hundred Fifty Five Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Nery Asiain Mendoza, an unmarried man**, ("Grantee"), whose tax mailing address is **800 Fitzpatrick Rd. Nashville, TN 37214**, the following described real estate:

The following land situate in Davidson County, State Tennessee to wit:

Being Lot No. 295, on the plan of Section Three Larchwood, of record in Book 5200, page 540, Register's Office for said County.

Said Lot No. 295, which is a comer lot, fronts 93. 77 feet on the southerly margin of Blackwood Drive and fronts 80.99 feet on the westerly margin of Fitzpatrick Road, said frontage being joined by a curve having a length of 29.27 feet, and extends back 83.00 feet on the southerly line and 98.76 feet on the westerly line to a point of intersection.

Tax ID: 096 16 0 164.00

Property Address is: 800 Fitzpatrick Rd,, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was an Executor's Quitclaim Deed recorded as Instrument No. 20220826-0096349 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 096 16 0 164.00

Subject to the following restrictions: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 3-20, 2023:

Lorrie Ann Turner

Lorrie Ann Turner

Jeffrey D. Turner

STATE OF Tennessee
COUNTY OF Wilson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Lorrie Ann Turner** and **Jeffrey D. Turner**, personally known to me, or has produced D.L. & PP, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20 day of March, 2023.

Notary Public

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee

County of Wilson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $355,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of March, 2023.

Lonnie Ann Turner

Affiant

Lonnie Ann Turner
Jeffrey D Turner

Print Name

(Seal)

Notary Public

My commission expires:

8-27-2023

Kerry Majors

Print Name

KERRY MAJORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 March 20, 2023.

Affiant
Date: March 23, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of March 2023

Notary Public

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11.15.25