Karen Johnson Davidson County
Batch# 987477 DEEDWARR
04/03/2023 09 51 01 AM 2 pgs
Fees $13 00 Taxes $1,491 10
20230403-0023775

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES 03.09.27
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Yolanda Turner **9201 Thomason Trl** **Antioch, Tennessee 37013**	Mutual of Omaha Mortgage, P.O.Box 961292 Fort Worth, Texas 76161-0292	MAP **182** GROUP **06 0A** PARCEL **355.00**

For and in 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, we,

David and Juniaty Turner Family Revocable Trust dated 8th day of April 2021, David Turner, Trustee and Juniaty Turner, Trustee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Yolanda Turner, a married woman

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 all of Lot No. 292, Final Plat for Cluster - Lot Subdivision, Old Hickory Hills, Phase Three - Section Two, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to David and Juniaty Turner Family Revocable Trust dated 8th day of April 2021, by Quitclaim Deed from David L. Turner, Jr. and Juniaty Turner, deed dated April 8, 2021, and filed of record in Instrument Number 20210419-0051622, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following
1) 2023 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **9201 Thomason Trl, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 and official seal at office this 31st day of March, 2023.

David and Juniaty Turner Family Revocable Trust dated 8th day of April 2021

Trustee
David L Turner, Jr., Trustee

Juniaty Turner, trustee
Juniaty Turner, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David L Turner, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **David and Juniaty Turner Family Revocable Trust dated 8th day of April 2021,** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 31, day of March, 2023.

Notary Public
My Commission expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juniaty Turner**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **David and Juniaty Turner Family Revocable Trust dated 8th day of April 2021,** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 31, day of March, 2023

Notary Public
My Commission expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027