Karen Johnson Davidson County
Batch# 987860 DEEDWARR
04/03/2023 02 17 17 PM 4 pgs
Fees $23 00 Taxes $1,461.50
20230403-0024078

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No 63045
Dav. Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hanson & Associates, PC 2108 Fremont Nashville, TN 37216	NEW OWNER

TAX MAP PARCEL NUMBERS: 05114006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher N. Curtis and The Estate of Ronnie Wayne Turner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hanson & Associates, PC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Gra-Mar Acres, Section Five of record in Book 2330, page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher N Curtis, unmarried and Ronnie Wayne Turner, unmarried, by Warranty Deed from Anthony Joel McFarland and Joni Elizabeth McFarland Baker, Devisees of George H. McFarland, dated August 22, 2013 and recorded on September 5, 2013 of record in Instrument No 20130905-0093892, Register's Office for Davidson County, Tennessee. The said Ronnie Wayne Turner has since died. By affidavit of Heirship of record in Instrument No 20230306-0016006, Joe Turner, Tammy Vaughn, Sandi Ali, Linda Kerkow, Sherry Pachell, Shannon Morton, Nick Turner, Terry N. Turner and Chris Turner were established as the heirs at law of Ronnie Wayne Turner. Letters of Administration were issued to Tammy Kay Vaughn in Docket No. 22P278, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. In The Agreed Order to Approve Purchase and Sale Agreement, e-filed on March 24, 2023, Tammy Vaughn was named as Administrator and is authorized to execute any and all Documents on behalf of The Estate of Ronnie Wayne Turner.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate, of record in Book 2330, page 19, said Register's Office, which Plan shows a 30 foot minimum building set back line from Lemont Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4131, page 757, said Register's Office. Easement for flow of Creek along the rear portion of subject property over so much of the premises as may lie therein

This is improved property, known as 828 Lemont Drive, Nashville, TN 37216

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29 day of March, 2023

Christopher N. Curtis

The Estate of Ronnie Wayne Turner
By:

Tammy Vaughn, Administrator

State of Oklahoma

County of Tulsa

On this 29 day of March, 2023, before me the undersigned authority, personally appeared **Christopher N. Curtis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12-10-2026

JESSICA FREEMAN
Notary Public in and for the
State of Oklahoma
Commission #18012245
Comm Exp. 12-10-2026

State of Tennessee

County of Davidson

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared **Tammy Vaughn, Administrator of The Estate of Ronnie Wayne Turner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires _____

This is improved property, known as 828 Lemont Drive, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31 day of March, 2023.

Christopher N. Curtis

The Estate of Ronnie Wayne Turner
By: Tammy Vaughn, Administrator
Tammy Vaughn, Administrator

State of _____

County of _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared **Christopher N. Curtis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

_____
Notary

My Commission Expires. _____

State of Tennessee

County of Davidson

On this 31st day of March, 20 23, before me the undersigned authority, personally appeared **Tammy Vaughn, Administrator of The Estate of Ronnie Wayne Turner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARK STANBERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

_____
Notary

My Commission Expires: 11-20-23

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $395,000 00.

Affiant

Sworn and subscribed before me this 31st day of March, 2023

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026