This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20794-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20794-RR

Karen Johnson Davidson County
Batch# 995302 DEEDWARR
04/24/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230424-0029853

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2023.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hameed A. Yusuf & Jessica Williams 2532 Old Matthews Rd Nashville, TN 37207	Liberty Financial Credit Union 1200 Forest Bridge Road Louisville, KY 40223	060 13 0 209.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kenneth Turner, II, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Hameed A. Yusuf, unmarried, and Jessica G. Williams, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Old Matthews Road Subdivision of record in Instrument No. 20010913-0099804, in the Register's Office for Davidson County, Tennessee. To which reference is made for a more complete description.

Being the same property conveyed to Kenneth Turner, II, unmarried, by Warranty Deed from Shirley A. Calloway, unmarried, of record in Instrument No. 20210526-0071190, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on May 26, 2021.

This is improved property located at: **2532 Old Matthews Road, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~14th~~ 20th day of April, 2023.

GRANTOR:

Kenneth Turner, II

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Turner, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~14th~~ 20th day of April, 2023.

OFFICIAL SEAL
BERNARD CURETON
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires 06/20/2026

Bernard Cureton
Notary Public
My Commission expires: 06/20/2026

202304240029853

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am the 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 4/20/23.

Affiant Signature

4/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

