**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5957-WE




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1008037 DEEDWARR
05/26/2023 09 25 28 AM 2 pgs
Fees $13 00 Taxes $6,290 00

20230526-0039804

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Thomas S. Turner and Meredith K. Turner** | NEW OWNER | |
| 4620 Churchwood Dr | | 132-14-0-060.00 |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **James Brandon Owen and Lesley Ann Owen, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas S. Turner and Meredith K. Turner, husband and wife**

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·

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Brandon Owen and Lesley Ann Owen, husband and wife by Warranty Deed from Andrew J Smith and wife, Donna L. Smith, of record in Instrument No. 20150302-0017738, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 02, 2015

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **4620 Churchwood Dr, Nashville, TN 37220**

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 our hands this the 25th day of May, 2023.

James Brandon Owen

Lesley Ann Owen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Brandon Owen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of May, 2023

My Commission expires. _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lesley Ann Owen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 25 day of May, 2023

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public