THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $341,000.00 Affiant Subscribed and sworn to before me, this 2nd day of June, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1011741 DEEDWARR
06/06/2023 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20230606-0042862

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Eddrick Ward and Samantha Dasilva 2120 Lebanon Pike #42 Nashville, TN 37210	New Owner Eddrick Ward & Samantha Dasilva 2120 Lebanon Pike. #42 Nashville, TN 37210	Tax Parcel ID No. 095-05-0B-068.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA M. TURKLAY AND DANIEL J. TURKLAY, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EDDRICK WARD AND SAMANTHA DASILVA AS JOINT TENNATS IN COMMON WITH RIGHT OF SURVIVORSHIP,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain parcel of real estate situated in Davidson County, Tennessee and being further described as follows, to-wit;

Being Unit 42, on the Master Deed of Easthaven Townhomes, of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description thereof.

Being the same property conveyed to Patricia M. Turklay and Daniel J. Turklay, wife and husband by Warranty deed from Gregory L. Wade and Carolyn Elizabeth Wade of record in Instrument No. 20130712-0072160 Register's Office for Davidson County, Tennessee, dated July 8, 2013 and recorded on July 12, 2013.

This is improved property commonly known as: **2120 Lebanon Pike #42 Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2ND day of June, 2023.

DANIEL J. TURKLAY

PATRICIA M. TURKLAY

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 bargainors, **DANIEL J. TURKLAY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of June 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-26

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 bargainors, **PATRICIA M. TURKLAY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of June 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or 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 **6/6/2023** (date of document).

Affiant Signature

6/6/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **JUNE**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

