Karen Johnson Davidson County
Batch# 1015003 DEEDWARR
06/14/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230614-0045395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $400,000.00 (Four Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of June, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brett Turner and Lauren Lancto 235 Sailboat Drive Nashville, TN 37217	New Owner	14904024600

WARRANTY DEED

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, I/WE, **MATTHEW ROBERT HEROD AND NATHAN D. MEISTER, A MARRIED COUPLE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRETT TURNER UNMARRIED MAN AND LAUREN LANCTO, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 all of Lot No. 621, on the Plan of Edge-O-Lake Estates, Section 13, according to the plat thereof, recorded in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Robert Herod and Nathan D. Meister by deed from Donald Wayne Powell and Larry Thomas Kirk, a married couple, of record in Instrument No. 20201020-0122179, dated October 15, 2020 and recorded on October 20, 2020, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 235 SAILBOAT DRIVE NASHVILLE, TN 37217

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS, this 7 day of June 2023

Matthew Robert Herod

Nathan D. Meister

STATE OF OHIO)
COUNTY OF Franklin)

On this 7 day of June 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Matthew Robert Herod and Nathan D. Meister** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of June 2023.

Theresa Workman
Notary Public

Commission Expires: 10/01/2024

NOTARIAL SEAL
STATE OF OHIO

THERESA WORKMAN
Notary Public, State of Ohio
My Commission Expires 10-01-2024

LTSR Number:

GTE File: 2023056774

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/7/23 (date of document).

Jennifer L. Pennell

6/14/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024