RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-14985-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015412 DEEDWARR
06/15/2023 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20230615-0045565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2023

NOTARY PUBLIC

My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew F Claiborne and Lily L Claiborne 1005 Goodbar Drive Nashville, TN 37217	Same address as new owner	107-13-0-115

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY SIX THOUSAND AND 00/100 Dollars ($276,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, BRETT TURNER, A MARRIED MAN, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, ANDREW F. CLAIBORNE AND LILY L. CLAIBORNE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of A Subdivision of the Temple O. Harris Farm, Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Brett Turner, an unmarried man, from Sophat Sim, unmarried, by Warranty Deed dated May 11, 2018 and recorded May 14, 2018 in Instrument #20180514-0045709, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 1005 Goodbar Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Brett Turner having since married, Lauren Lancto joins in the execution of the Warranty Deed to convey any and all marital interest she may have to said property

WITNESS MY/OUR HANDS, this 13th day of June, 2023

GRANTOR(S)

Brett Turner

Lauren Lancto

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Brett Turner, and Lauren Lancto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of June, 2023.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: 9/28/2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 6/13/2023.

Affiant Signature – Joshua A. Terry

6/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/14/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON