Karen Johnson Davidson County
Batch# 1048494 DEEDWARR
09/11/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230911-0071091

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 1st day of September, 2023. Notary Public My commission expires: 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alan Turk and Lisa Turk	New Owner(s)	129-14-0A-055.00-CO
3210 Long Blvd., Apt. 301		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANET R. BENDER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN TURK AND LISA TURK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 512, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, Register's Office for Davidson County Tennessee, together with the undivided percentage in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Murray H. Bender and wife, Janet R. Bender by Warranty deed from Rogers Buntin and wife, Betty Buntin of record in Book 5607, page 147, Register's Office for Davidson County, Tennessee, dated May 29, 1980 and recorded on May 30, 1980. Murray H. Bender having since died February 8, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6666 Brookmont Terrace #512, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2023.

Janet R. Bender By
Steven D. Bender,
Attorney-In-Fact

Janet R. Bender by Steven D. Bender,
Attorney-In-Fact

Janet R. Bender By
Andrew E. Bender Attorney In Fact

Janet R. Bender by Andrew E. Bender,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven D. Bender, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janet R. Bender, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Janet R. Bender.

Witness my hand and seal this 1st day of September, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew E. Bender, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janet R. Bender, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Janet R. Bender.

Witness my hand and seal this 1st day of September, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 5, 2023 (date of document).

Affiant Signature

September 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023