WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054471 DEEDWARR
09/27/2023 10 52 19 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20230927-0075772

STATE OF TENNESSEE, Williamson
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES 7.20.24
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NO(S).
Jonathan P. Krohn and Sarah Krohn	NEW OWNER	17202005900
(NAME)	(NAME)	
5623 Myrtlewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joe Wayne Turner, Jr. and Jeffrey Allen Turner and Laurie Jill Seacrist, devisees of Marjorie T. Turner**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan P. Krohn and Sarah Krohn, husband and wife**, 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:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Number 32 on the Plan of Section One, Myrtlewood Estates, of record in Plat Book 5200 at Page 361, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joe W. Turner, Sr. and wife, Marjorie T. Turner, by Warranty Deed from Randall L. Rippetoe and wife, Laura S. Rippetoe, of record in Book 8754, Page 787, in the Register's Office of Davidson County, Tennessee, dated October 09, 1992 and recorded on October 12, 1992. The said Joe W. Turner, Sr. died on May 10, 1993, then Marjorie T. Turner died February 01, 2023 testate, devising subject property to Joe Wayne Turner, Jr. and Jeffrey Allen Turner and Laurie Jill Seacrist, See Probate Case no. 23P430, Davidson County Seventh Circuit Court. and Will recorded in Instrument No. 20230405-0024895, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5623 Myrtlewood Drive, Nashville, TN 37211
(House No) (Street) (P O. Address) (City or Town) (Postal Zip)

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.

Effective the 26th day of September, 2023.

Joe Wayne Turner, Jr.

Jeffrey Allen Turner

Laurie Jill Seacrist

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

On this 25 day of September, 2023, before me personally appeared Joe Wayne Turner, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Linda B. Smith, NOTARY PUBLIC

Notary Public LINDA B. SMITH

My Commission Expires: 01/19/2033

LINDA B SMITH NOTARY PUBLIC COMMISSION EXPIRES MAY 01/19/2033 STATE OF SOUTH CAROLINA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2023, before me personally appeared Jeffrey Allen Turner and Laurie Jill Seacrist, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027