Karen Johnson Davidson County
Batch# 1055533 DEEDWARR
09/29/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,089.65
20230929-0076586

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17015-2023

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of Sept. 2023

NOTARY PUBLIC

My commission expires:

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
Zheer Ahmed 1778 Red Jacket Dr. Antioch, TN 37013	Same address as new owner	173-05-0A-221-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED AND 00/100 Dollars ($294,500.00) 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, **MORGAN TURNER, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZHEER AHMED**, 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. 221 on the Plan of Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument #20050721-0084791 (re-recorded in Instrument #20050805-0092480), as amended in Instrument #20051114-0136938, and in Instrument #20071227-0147998, Register's Office for said County, to which plan reference is here by made for a more complete and accurate description.

Being the same property conveyed to Morgan Turner from Mark McGlothlin, a married man, by Warranty Deed dated August 16, 2021 and recorded August 25, 2021 in Instrument #20210825-0114973, said Register's Office.

Being the same property conveyed to Mark McGlothlin, a married man, from Joseph Gordon Rogers, III, unmarried, by Warranty Deed dated June 30, 2020 and recorded July 7, 2020 in Instrument #20200707-0072710, said Register's Office.

Being the same property conveyed to Joseph Gordon Rogers, III, unmarried, from Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed dated August 18, 2006 and recorded September 12, 2006 in Instrument #20060912-0112949, 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 X improved property, known as: 1778 Red Jacket Drive, Antioch, TN 37013

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.

WITNESS MY/OUR HANDS, this 27th day of September, 2023

GRANTOR(S)

Morgan Turner

Morgan Turner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Morgan Turner, a single woman, 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 27 day of Sept., 2023.

Notary Public

William A Ludwig

Printed Notary Name

My commission expires: 9/29/25

WILLIAM ANTHONY LUDWIG
Comm. No. KYNP37743
NOTARY PUBLIC
My Comm. Exp. 09/29/2025
STATE AT LARGE, KENTUCKY

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 Sept 27, 23 (date of document).

Jennifer L. Pennell

Sept 29, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of Sept, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

