THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6699-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 2023 Notary Public MY COMMISSION EXPIRES: 7/11/2024 (AFFIX SEAL)

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Karen Johnson Davidson County
Batch# 1066013 DEEDWARR
10/30/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231030-0084584

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Turchino	**Same As New Owners**	
3862 Priest Lake Drive		136-03-0C-069.00-CO
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lori Kyle Clark, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Turchino, unmarried**

HEREINAFTER CALLED THE GRANTEES, 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, described as follows, to-wit:

Being a certain condominium known as Unit No. 14 of Lot No. 6 on the Plan of Heritage Village of Priest Lake Park, Section 1 of record in Plat Book 4860, Page 98, Registers Office for Davidson County, Tennessee, and by Master Deed of record in Book 5097 Page 855 and as amended in Book 5192 Page 243 and Book 5292, Page 747, as further amended in Book 5292, Page 749, Book 5499, Page 679 and Instrument No. 20080415-0037860 and Instrument No. 20140314-0021490, in the said Registers Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Carroll Wayne Gross and wife, Diane Gross by Warranty deed from Daniel W. Wood and wife, Stephanie Wood of record in Instrument No. 20030827-0124529 Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 27, 2003.

Being the same property conveyed to Lori Kyle Clark by Warranty Deed from Carroll Wayne Gross, unmarried man of record as Instrument Number 20221130-0125585, Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on November 30, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3862 Priest Lake 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 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.

Witness our hands this the 27 day of October, 2023

Lori Kyle Clark

Lori Kyle Clark

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lori Kyle Clark,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of October, 2023

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Jamika Jones, 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 **October 27, 2023**.

Jamika Jones

Affiant Signature

October 30, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of October, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires