Karen Johnson Davidson County
Batch# 1069245 DEEDWARR
11/07/2023 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20231107-0086989

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $115,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of November, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Micah Walker and Ashley Walker	SAME AS NEW OWNER	14805010600
(NAME)	(NAME)	
120 Faulkner Lane		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $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 **Jason Robert Turner, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Micah Walker and Ashley Walker, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Joe Turner, unmarried, by Warranty Deed from Michael F. Jennette, unmarried, of record in Book 5716, page 833, Register's Office for Davidson County, Tennessee, dated February 27th, 1981 and recorded on March 3, 1981. Joe Turner died intestate on or about December 10, 2021, devising said property to Jason R. Turner by will of record in Docket No. 22P1149 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference, see Executor's Deed of record in Instrument No. 20230927-0075802, said Register's Office.

Being the same property conveyed to Jason Robert Turner by Deed from Jason Robert Turner, Executor of the Estate of Joe Wayne Turner, deceased, dated 08/29/2023, and of record as Instrument No. 20230927-0075802, Register's Office for Davidson County Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3752 Turley Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of November, 2023.

Jason Robert Turner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Robert Turner, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2023.

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/1/23.

Date

Celia Stewart-Rouse

Affiant Signature

11/1/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of November, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY