This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2331-TC

Karen Johnson Davidson County
Batch# 1069808 DEEDWARR
11/08/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231108-0087422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Meghan Turner
Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2023.

C. Loy Carney
Notary Public
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meghan Chen Turner 120 Villa View Court Brentwood, TN 37027	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	171 02 0A 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JTM Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Meghan Chen Turner and Paul Scheidler Turner, a married couple**, 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:

Unit 19, on the site plan of Brentwood Condos, Phase I, of record in Plat Book 6900, Page 4 and 5, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to JTM Group, LLC, a Tennessee limited liability company, by Warranty Deed from The Estate of Marvin Houston Pratt, II, of record in Instrument No. 20230728-0058413, in the Register's Office of Davidson County, Tennessee, dated July 26, 2023 and recorded on July 28, 2023.

Being the same property conveyed to M. Houston Pratt, by Warranty Deed from Radnor Homes, Inc., of record in Book 7040, Page 160, in the Register's Office of Davidson County, Tennessee, dated November 12, 1986 and recorded on November 14, 1986. Said M. Houston Pratt aka Marvin Houston Pratt, II a/k/a Marvin Houston Pratt, Jr. died on December 27, 2021, testate, nominating Rebecca Alexander as Executor. See Probate Case No. 22P211, Davidson County Circuit Court.

This is improved property located at: **120 Villa View Court, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2023.

GRANTOR:

JTM Group, LLC, a Tennessee Limited Liability Company

By: _____
Justin Miller, Member

By: _____
Tara Miller, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Justin Miller and Tara Miller**, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that they are the members of **JTM Group, LLC, a Tennessee limited liability company** and that as such Members, they have the authority to sign on behalf of the **JTM Group, LLC, a Tennessee limited liability company,** and did execute the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of November, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, **Tammy Carney,** 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 this the 3 day of November, 2023.

Affiant Signature
Date 11-3-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

