THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146292** Karen Johnson Davidson County Batch# 1081376 DEEDWARR 12/13/2023 10:40:30 AM 3 pgs Fees: $18.00 Taxes: $1,887.00 20231213-0095880	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer ~~is:~~ $510,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2023. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Dustin Turner and Damian Turner, and Frank Joseph Turner and Nancy Louise Turner 1701 Porter Road, Unit 8 Nashville TN 37206	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 072-15-2M-010.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Christopher Harvath and Micah A. McGregor, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dustin Turner, a married man, Damian Turner, a married man, and Frank Joseph Turner and Nancy Louise Turner, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 10 on the plan of Riverside Station, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Riverside Station, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200114-0005127, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KYLE CHRISTOPHER HORVATH AND MICAH A. MCGREGOR, HUSBAND AND WIFE, by deed from RIVERSIDE EAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210602-0073994 , dated May 28, 2021 , corrected in Instrument No. 20220208-0014358, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 072-15-2M-010.00.

Matters shown on the Plan of record in Book 332, page 118, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, page 660, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of Riverside Station, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200114-0005127, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20200221-0019754, said Register's Office.

Access Easement of record in Instrument No. 20191127-0122 49 8, said Register's Office.
Right-of-Way Easement of record in Instrument No. 20200206-0014101, said Register's Office.

This is improved property located at 1701 Porter Road, Unit 8 Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of December, 2023.

Kyle Christopher Horvath

Micah A. McGregor

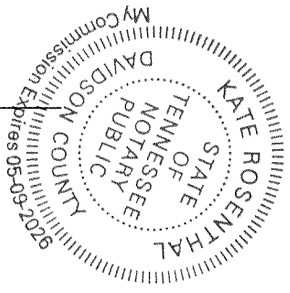
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Christopher Horvath and Micah A. McGregor, 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, at office, this 11th day of December, 2023.

Notary Public

My Commission Expires: _____



True Copy Certification

I, John W. Bishop, 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 11 day of December, 2023.

Affiant Signature
Date 12/11/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2023

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026