Karen Johnson Davidson County
Batch# 1084132 DEEDWARR
12/20/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20231220-0098129

ADDRESS NEW OWNER: Prentis A. Turange and Raquel Turange
1105 Adam Drive
Cottontown, TN 37048

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 05011003800

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sherlock REI, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Prentis A. Turange and Raquel Turange, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Re-Subdivision of Reserved Parcel "E" of Parkwood Estates, Section 4 of record in Instrument No. 20230306-0016063, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description

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Being the same property conveyed to Sherlock REI, LLC, a Tennessee limited liability company by Warranty Deed from Kimberly S. Tucker, a single woman of record in Instrument No. 20230410-0025961, dated April 6, 2023 and recorded April 10, 2023, Register's Office for Davidson County, Tennessee.

This is property with a common address of 0 Stockdale Ln. AKA 0 Hawkwood Lane, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Instrument No. 20230306-0016063, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the plan of Section Four, Parkwood Estates, of record in Book 3300, Pages 79 and 80, said Register's Office.(4) Restrictive Covenants of record in Book 3434, Page 270, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of December 2023.

Sherlock REI, LLC, a Tennessee limited liability company

BY: _____
Michael D. Glenn II, Member

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 Michael D. Glenn II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Member of Sherlock REI, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the within instrument for the purposes therein contained by signing the name of the company by the said Michael D. Glenn II, as such Member and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 19th day of December 2023.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

_____
Affiant

Subscribed and sworn before me this 19th day of December 2023.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2311-178

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **December 19, 2023** (date of document).

Cindy S. Smith, Affiant

12/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 20th day of December, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026