This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22070-DJ

Karen Johnson Davidson County
Batch# 1094588 DEEDWARR
01/26/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20240126-0005286

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 24th day of January, 2024.

Notary Public
My Commission Expires: 7/15/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Elizabeth Carroll 120 Dellrose Drive Nashville TN 37214	New Owner	084-14-0-146

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Julia C. Turner f/k/a Julia C. Ferraro, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Hannah Elizabeth Carroll, an unmarr, hereinafter called the Grantee(s), her 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, being all of Lot No. 5, Section Two, Donelson Meadows, according to survey and plat of same appearing of record in Book 2133, pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Julia C. Ferraro by Quitclaim Deed from Terry M. Ferraro, dated August 23, 1997, recorded October 1, 1997, of record in Book 10627, page 826, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Julia C. Ferraro and husband, Terry M. Ferraro by Warranty Deed from Mary O. Shepherd, a widow, dated November 26, 1990, recorded November 27, 1990, of record in Book 8243, page 540, said Register's Office. Julia C. Ferraro is now known as Julia C. Turner.

Mr. James Alexandcr Turner joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: 120 Dellrose Drive, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 24th day of January, 2024.

GRANTOR:

Julia C. Turner f/k/a Julia C. Ferraro

James Alexander Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julia C. Turner and James Alexander Turner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of January, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 1/24/2024.

Affiant Signature – Joshua A. Terry

11/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/25/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27