Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-96

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of February, 2024

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 11 19 2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1095736 DEEDWARR
01/30/2024 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20240130-0006391

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ernest Arroyo 1148 North Graycroft Avenue Madison, TN 37115	Acopia, LLC 100 Bluegrass Commons, 2110 Hendersonville, TN 37075	033-16-0-095.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Loren Dean Turner N/K/A Loren Haston Turner, a single woman, and Quincy Howard Turner, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ernest Arroyo, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 88-A on the Plan of Section 1 Primrose Meadows of record in Plat Book 5800, Page 311, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eugene C. Haston and wife, Sheila A. Haston by Successor Trustee's Deed from Charles S. Sanger, as successor trustee of record in Book 7983, page 385, Register's Office for Davidson County, Tennessee, dated November 13, 1989 and recorded on November 14, 1989.

Being the same property conveyed to Loren Dean Turner and husband, Quincy Howard Turner by Quitclaim Deed from Eugene C. Haston and wife, Sheila A. Haston of record in Instrument No. 20050315-0028565 Register's Office for Davidson County, Tennessee, dated March 09, 2005 and recorded on March 15, 2005. Loren Dean Turner and Quincy Howard Turner having since divorced on or about November 8, 2017, in the 4th Circiut Court of Davidson County, Tennessee. Case No. 17D647. The said Loren Dean Turner is now known as Loren Haston Turner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1148 North Graycroft Avenue, Madison, TN 37115

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

Dated this the 24 day of January, 2024.

Quincy Howard Turner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of January, 2024, before me personally appeared **Quincy Howard Turner**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of January, 2024.

Notary Signature
My commission expires: 5 10 27

KATHLEEN W. LIAMS
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

Dated this the 29th day of January, 2024.

Loren Haston Turner

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 29th day of January 2024, before me personally appeared **Loren Haston Turner,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~5th~~ 29th day of ~~February~~ January, 2024.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.
My Comm. Expires
9/27/2026

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 & 1/29/2024.

Affiant Signature – Joshua A. Terry

1/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27