Karen Johnson Davidson County
Batch# 1099068 DEEDWARR
02/08/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240208-0008804

WARRANTY DEED

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

File No. AT-24-6010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Turnley, Jr and Lorrita Turnley	NEW OWNERS	
(NAME)	(NAME)	
1638 Doctor DB Todd Junior Boulevard	1638 DOCTOR DB TODD JR BLVD.	081-11-0-185.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	NASHVILLE TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Danielle Hartman and Cody Hartman, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Turnley, Jr, a single man, and Lorrita Turnley, a single woman, as joint tenants**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No.1 of an unpublished plan of a subdivision of Lot No 401 in addition to the Town of McGavock, a plan of said Lot No. 401 is of record in Book 21, Page 41, Registers Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 begins at the Northwest corner of said Lot No. 401; thence Southerly with the Easterly margin of 18th Avenue North 32 feet to a point; thence Northeasterly 110.3 feet to a dead line; thence Northwesterly with said line, 31.6 feet to the Southeasterly margin of Wheeless Street; thence along the Southeasterly margin of said street, 102.5 feet to the beginning.

Being the same property conveyed to Danielle Hartman and Cody Hartman, a married couple by Warranty Deed from Free at Last Bonding LLP, a Tennessee limited liability partnership of record in Instrument No. 20210318-0035705 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

This is property more commonly known as 1638 Doctor DB Todd Junior Boulevard, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 6th day of February, 2024.

Danielle Hartman

Cody Hartman

STATE OF FL
COUNTY OF Orange

On this 6th day of February, 2024, before me personally appeared Danielle Hartman and Cody Hartman, 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 6th day of February, 2024.

Eileen M. Hord
Notary Signature
My commission expires: 3.14.2024

EILEEN M HORD
Notary Public - State of Florida
Commission # GG 966107
My Comm. Expires Mar 14, 2024
Bonded through National Notary Assn.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 6, 2024**.

Date

Affiant Signature

February 7, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **February**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)