Karen Johnson Davidson County
Batch# 1100476 DEEDWARR
02/13/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $5,309.50
20240213-0009843

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2024

Notary Public

MY COMMISSION EXPIRES: 1/23/2028

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

This area for recording stamp

(AFFIX SEAL)

MST 2024-0050

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Maney	New Owner	094-02-0-201.00
(NAME)	(NAME)	
805 South 19th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **Jeremy Locke and Britnie Faith Turner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Maney , a single 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 the Westerly 100 feet of Lot No. 86 on the Plan of United Electric Company's Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 86 fronts 50 feet on the East side South 19th Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Aerial Global LLC by Warranty deed from Lonnie Adams, Jr, an unmarried man of record in Instrument No. 20161221-0134287 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 21, 2016. (Value of consideration shown in aforementioned deed $225,000.00.)

Being the same property conveyed to Jeremy Locke, a single person, by warranty deed of Britnie Faith Turner, unmarried of record in Instrument #20211021-0141500, Register's Office, Davidson County, TN dated October 14, 2021, recorded October 21, 2021. (Value of consideration shown in aforementioned deed $1,097,000.00)

AND

Being the same property conveyed to Britnie Faith Turner, a married woman, by Quitclaim Deed of her husband, Jeremy Locke, dated 06/26/2023 of record in Instrument #20230626-0048598, said Register's Office and then by Corrective Deed dated 09/18/2023 and of record in Instrument #20230920-0073945, said Register's Office, vesting was corrected to Jeremy Locke and Britnie Faith Turner, husband and wife.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

This property, known as 805 South 19th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 9TH DAY OF FEBRUARY, 2024.

Jeremy Locke by Yvette Meldrum, his attorney in fact

Britnie Faith Turner by Yvette Meldrum, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Jeremy Locke and Britnie Faith Turner, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jeremy Locke and Britnie Faith Turner, husband and wife, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 9th day of February, 2024.

Notary Public

My Commission Expires: 1/23/2028
(SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 9th, 2024.

Affiant Signature _____

February 9th, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of February, 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON