Karen Johnson Davidson County
Batch# 1100933 DEEDWARR
02/14/2024 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240214-0010132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BS-HT-24-513

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MM Investments, LLC	**New Owner**	
(NAME) **5600 Glenalden Dr.**	(NAME)	**150-05-0-211.00**
(ADDRESS) **Smyrna, TN 37167**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRAVIS E. TURK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 706 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for said County.

Said Lot No. 706 fronts 80 feet on the Northwesterly margin of Galesburg Court and extends back 131.26 feet on the Northeasterly line and 133.66 feet on the Southwesterly line to a line of the rear, which is a broken line on which it measures 119.12 feet.

Being the same property conveyed to Travis E. Turk and wife, Linda M. Turk by Warranty Deed from Winfield Cisco and wife, Connie M. Cisco of record in Book 5166, page 882, Register's Office for Davidson County, Tennessee, dated June 26, 1977 and recorded on July 05, 1977.

Being the same property conveyed to Linda M. Turk by Quitclaim Deed from Travis E. Turk of record in Book 8106, page 795, Register's Office for Davidson County, Tennessee, dated November 13, 1989 and recorded on May 10, 1990.

Being the same property conveyed to Linda M. Turk, and husband Travis E. Turk by Quitclaim Deed from Linda M. Turk of record in Book 9768, page 655, Register's Office for Davidson County, Tennessee, dated August 9, 1995 and recorded on August 21, 1995.

Said Linda M. Turk having since died on June 22, 2020 leaving Travis E. Turk, now remarried as sole tenant by the entirety.

This conveyance is subject to:
- 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 4460, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4549, Page 802, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Galesburg Ct, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF FEBRUARY, 2024.

Travis E. Turk

Kathryn U. Turk

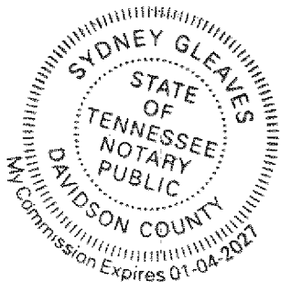
Kathryn U. Turk, spouse of Travis E. Turk, hereby joins in this conveyance and does transfer and convey any and all marital interest Kathryn U. Turk may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS E. TURK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

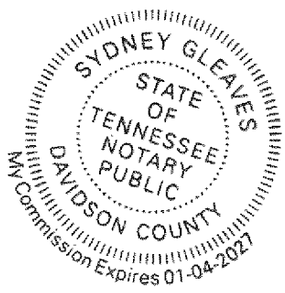


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN U. TURK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Recorded Documents

I, Karen Suggs, 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 13, 2024.

(AFFIANT) – Karen Suggs

02/13/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of February, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY