Karen Johnson Davidson County
Batch# 1131132 DEEDWARR
05/06/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20240506-0032861

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $605,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 29th day of April, 2024. Brooke Hicks Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Galen Andrew Turner Jordan Dees Turner	Pinnacle Bank	091-06-0P-007.00-CO
9431 Viewside Drive	15025 Ballantroft Pkwy. 2nd Fl.	
Dallas, TX 75231	Charlotte, NC 28277	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **5523 KENTUCKY AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALEN ANDREW TURNER AND JORDAN DEES TURNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 7 on the Plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the Plan of Kenrow as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Allan M. Quis, single man by Warranty Deed from Opendoor Property J LLC, a Delaware limited liability company of record in Instrument No. 20210922-0127022 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 22, 2021.

Being the same property conveyed to 5523 Kentucky Avenue, LLC a Tennessee limited liability company by Quitclaim Deed from Allan M. Quis, an unmarried person of record in Instrument No. 20211028-0145064 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on October 28, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5523 Kentucky Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2024.

5523 Kentucky Ave, LLC, a Tennessee Limited Liability Company

By: Allan M Quis
Allan M. Quis, Sole Member

STATE OF NEW YORK
COUNTY OF QUEENS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Allan M. Quis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of 5523 Kentucky Ave, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2024.

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
Reg.No: 01AB6278537
Qualified in Nassau County
My Commission Expires March 25, 2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 29, 2024** (date of document).

Affiant Signature

May 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25