Karen Johnson Davidson County
Batch# 1153806 DEEDWARR
07/02/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,166.35
20240702-0049961

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson (SH)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,500.00

Jenn R. Rel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2024

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-07-2026.

(AFFIX SEAL)

MST 2024-0791

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
Alison Ryan, John Ryan and Palma A. Rayn	BankSouth Mortgage Company	142-11-0B-014.00-CO
(NAME)	(NAME)	
728 Magnolia Trail	3290 Northside Pkwy, Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta, GA 30327	
(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, **Yvonne R. Turner, formerly known as Yvonne Veach Turner n/k/a Yvonne R. Cummings, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison Ryan, a married woman, and John Ryan and Palma A. Ryan, husband and wife, Tenants in Common with Right of Suvivorship,** 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. 14 on the Final Plat of Magnolia Place, a Planned Unit Development of record in Plat Book 7900, Page 729, 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 Shawn S. Turner and wife, Yvonne Veach Turner by Warranty Deed from Rosenblum and Yazdian, a Partnership Composed of Jerome Rosenblum and Fred Yazdian of record in Book 10300, page 780, Register's Office for Davidson County, Tennessee, dated December 20, 1996 and recorded on December 26, 1996.

Being the same property conveyed to Yvonne R. Turner, unmarried, formerly known as Yvonne Veach Turner by Quitclaim Deed from Shawn S. Turner, unmarried, of record in Instrument No. 20130510-0047308, Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 10, 2013. Having since married and is now known as Yvonne R. Cummings.

The subject property is not now nor ever has been Grantors marital primary residence.

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. 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 7900, Page 729, Plat Book 7900, Page 179, Plat Book 7900, Page 220 and Plat Book 7900, Page 727, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9367, Page 807, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 9367, Page 819, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 9391, Page 887, in the Register's Office for Davidson County, Tennessee. Easement for Sewer of record in Book 7788, Page 977 and Book 7803, Page 640, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 728 Magnolia Trail, Nashville, TN 37221
(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 20th DAY OF JUNE, 2024.

Yvonne R. Cummings

Yvonne R. Cummings

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvonne R. Cummings, 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 at office, this 20th day of June, 2024.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024
(SEAL)

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 **June 20, 2024**.

Affiant Signature

July 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 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