Warranty Deed

Karen Johnson Davidson County Batch # 1159667 DEEDWARR 07/18/2024 02:50:28 PM 3 pgs Fees: $18.00 Taxes: $13,412.50 20240718-0054327	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,625,000.00. Affiant Subscribed and sworn to before me, this the 16th day of July, 2024. Notary Public My commission expires:

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

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:
Mark H. Turmon Living Trust	New Owner(s)	055-00-0-050.00
850 Commerce Drive		
Madera, CA 93637		

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, **RACHEL A. MARTINS, AN UNMARRIED WOMAN AND MARK H. TURMON, TRUSTEE OF THE MARK H. TURMON LIVING TRUST DATED DECEMBER 16, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK H. TURMON, TRUSTEE OF THE MARK H. TURMON LIVING TRUST DATED DECEMBER 16, 2020**, 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:

Being a tract of land in Davidson County, Tennessee and being the same property conveyed to Carl D. Krantz, as evidenced in Instrument 20080310-0023643, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN). Said property being more particularly described as follows:

Beginning at a capped iron rod old No. 1465; also the Northeast corner of the Thomas E. Rogers, Jr. Revocable Trust Property (Map 64 Parcel 006.00) R.O.C.C. Book 534 Page 2911; and the Northwest corner of this tract; thence on with the East Property line of the Thomas E. Rogers Revocable Trust South 09 degrees 19 minutes 26 seconds West, at a distance of 980.12 feet, to a capped iron rod old No. 1465 to the North boundary of the Cumberland River; thence on with the boundary line of said Cumberland River South 89 degrees 33 minutes 05 seconds East, at a distance of 261.60 feet, to a capped iron rod old No. 1465; thence on with said river's boundary North 81 degrees 03 minutes 38 seconds East, at a distance of 185.79 feet, to an iron rod old, being the Southwest corner of Barry Rogers (Parcel ID 05500005100) R.O.D.C. Quitclaim Instrument No. 20050331-0035031; thence on with the West Boundary line of said Barry Rogers North 09 degrees 18 minutes 38 seconds East, at a distance of 787.30 feet, to a capped iron rod old No. 1465 in the South right of way of the Illinois Central Railroad; thence on with said Railroad right of way North 68 degrees 26 minutes 40 seconds West, at a distance of 444.81 feet, to the point of beginning, containing 8.91 acres, more or less, according to a survey by Ronald E. Brenner, Tennessee, R.L.S. No. 1833, of Xcel Land Company, Inc., Job No. 20-140, August 6th, 2020.

Being also conveyed herewith is a 30 foot wide ingress, egress and public utility easement as set forth in Instrument No. 20080310-0023643, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark H. Turmon and Rachel A. Martins by Warranty Deed from Carl Denver Krantz and wife, Margaret K. Krantz of record in Instrument No. 20200916-0105586, Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 16, 2020.

Being the same property conveyed to Mark H. Turmon, as Trustee of the Mark H. Turmon Living Trust dated December 16, 2020 (a revocable living trust), an undivided fifty percent (50%) interest by Warranty Deed from Mark H. Turmon of record in Instrument No. 20210105-0001872, Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on January 05, 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 6035 River Trace, Nashville, TN 37218, 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 16th day of July, 2024.

Rachel A. Martins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel A. Martins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

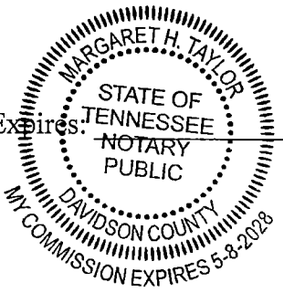
Mark H. Turmon Living Trust dated December 16, 2020

By: _____ Trustee
Mark H. Turmon, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark H. Turmon, 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 Trustee of the Mark H. Turmon Living Trust dated December 16, 2020, 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 16th day of July, 2024.



_____
Notary Public

My Commission Expires: _____