THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7729-WE

Karen Johnson
Batch # 1171627
08/19/2024 09:37:52 AM
Fees: $13.00 Taxes: $203.50

Davidson County
DEEDWARR
2 pgs

20240819-0063353

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Lisa Y Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2024

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Y. Davis	owner	
205 SOLNESS AVE		067-00-0-140.00
NASHVILLE, TN 37218		
(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, I, **Antonio Turner, unmarried**

HEREINAFTER CALLED THE GRANTORS\, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Y. Davis**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the South right of way of Ashland City Highway, said point also being the Northwest corner of Parcel 43 of Tax Map 67 in Davidson County. TN. and the Northeast corner of herein described property; thence South 18 degrees 07' 40" East 227.45 feet to a Mag nail in center of Old Hyde's Ferry Pike: thence with said Pike South 63 degrees 44' 24" West 100.00 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence leaving Pike North 18 degrees 14'19" West 224.62 feet to an iron pin in the South right of way of Ashland City Highway; thence North 62 degrees 06' 00" East 100.00 feet to the point of beginning containing 22,322.18 sq. feet or 0.51 Acres, more or less, according to survey by David P. Brackman, RLS, dated July 5, 2017.

Being the same property conveyed to Antonio Turner, an unmarried man by Warranty Deed from Lance T. Carter, an unmarried man, dated November 26, 2019 and recorded November 27, 2019 in Instrument No. 20191127-0123007, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is real property known as **5239 Old Hydes Ferry Pike, Nashville, TN 37218**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 16th day of August, 2024.

Antonio Turner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Antonio Turner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of August,2024.

My Commission expires: 11-8-27

Notary Public

