Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3453

Karen Johnson Davidson County
Batch# 1175417 DEEDWARR
08/29/2024 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20240829-0066664

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2024

Notary Public Darrell Rodney Smith

Commission Expires: ~~01/05/2028~~ 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Philip Turner 209 Garner Avenue Madison, TN 37115	First American Mortgage Solutions Attn: C/O CMG Mtg Solutions MS: 161-C 1795 International Way Idaho Falls, ID 83402	043-05-0-163.00

WARRANTY DEED

FOR AND IN 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/WE,

James Harrison and Jonathan Campbell, tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip Turner, a single man

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 Tract 29, Block B on the Plan of Map of the Kennaston Estates of record in Plat Book 843, Page 83, 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 Thomas Elizer, an unmarried man and Libby Elizer, an unmarried woman by Warranty Deed from Margaret Nancy Heaney and Donna Jones, Co-Executors of the Estate Margie A. Covington of record in Instrument No. 20150730-0075255 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 30, 2015. The said Margaret A. Covington died testate on or about August 5, 2012. Reference is made to the Letters Testamentary issued to Margaret Nancy Heaney and Donna Jones as Co-Executors of the Estate of Margaret A Covington, in Case No. 83CH1-2012-PR-314, Sumner County Chancery Court, Gallatin, Tennessee.

Being the same property conveyed to James Harrison and Jonathan Campbell, tenants in common by Warranty Deed from Thomas Elizer, an unmarried man and Libby Elizer, an unmarried woman of record in Instrument No. 20240307-0016014 Register's Office for Davidson County, Tennessee, dated March 05, 2024 and recorded on March 07, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 209 Garner Avenue, Madison, TN 37115

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 so 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.

Dated this the 29th day of August, 2024.

Jonathan Campbell

Jonathan Campbell

James Harrison

James Harrison

STATE OF Florida
COUNTY OF Duval

DRS

On this 29th day of August, 2024, before me personally appeared Jonathan Campbell and James Harrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2024.

Darrell Rodney Smith

Notary Signature Darrell Rodney Smith
My commission expires: 01/05/2028

DARRELL RODNEY SMITH
Notary Public - State of Florida
Commission # HH 469836
Expires on January 5, 2028

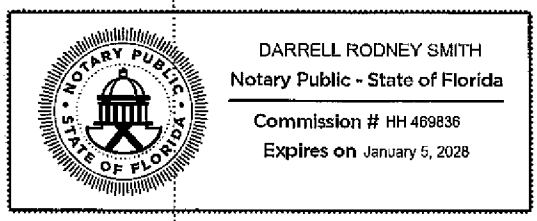
Notarized remotely online using communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat

Document Date: 08/29/2024

Number of Pages (including notarial certificate): 3



State of Florida

County of Duval

Sworn to (or affirmed) and subscribed before me by means of online notarization, this 08/29/2024 by James joseph Harrison.

Darrell Rodney Smith

Darrell Rodney Smith

___ Personally Known OR ___✓ Produced Identification

Type of Identification Produced PASSPORT

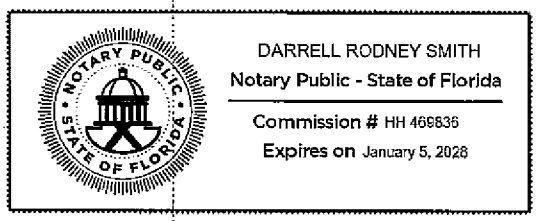
Notarized remotely online using communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

Document Date: 08/29/2024

Number of Pages (including notarial certificate): 4



State of Florida

County of Duval

This foregoing instrument was acknowledged before me by means of online notarization, this 08/29/2024 by Jonathan Campbell.

Darrell Rodney Smith

Darrell Rodney Smith

___ Personally Known OR ___ Produced Identification

Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-29-24.

Affiant Signature

8-29-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of August, 2024.

Notary Signature

My Commission Expires: 5-9-26

