This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1194635 DEEDWARR
10/17/2024 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $773.30
20241017-0080455

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $209,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of Oct, 2024.

Notary Public
My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Evan W. Turtle
812 Churchill Crossing
Madison, TN 37115
SEND TAX BILLS TO:
Evan W. Turtle
812 Churchill Crossing
Madison, TN 37115

MAP AND PARCEL NUMBER: 034030B81200CO

WARRANTY DEED
24NT01201

Effective the 15 Day of Oct., 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Peter Deversa

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Evan W. Turtle, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 812, Phase 4, Building 8, a Horizontal Property Regime Established by Fourth Amendment to the Master Deed of Churchill Crossing Condominiums of record in Book 10996, Page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Peter Deversa from Bank of New York as Trustee for the Certificate Holders CWAB, Inc., Asset-Backed Certificates, Series 2005-16, by Special Warranty Deed dated 04/08/2009 and recorded 05/20/2009 in Instrument No. 20090520-0046575, Register's Office of said County.

This is an improved property commonly known as: 812 Churchill Xing, Madison, TN 37115-2255

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 15th day of Oct., 2024

Peter DeVersa

Peter Deversa

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Peter Deversa, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 03 / 03 / 2025.

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Legal Description
(Exhibit A)

24NT01201 034030B81200CO

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 812, Phase 4, Building 8, a Horizontal Property Regime Established by Fourth Amendment to the Master Deed of Churchill Crossing Condominiums of record in Book 10996, Page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

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Being the same property conveyed to Evan W Turtle, a single man by Warranty Deed from Peter Deversa as recorded _____ in Book _____ at Page _____ as Document _____ in Register's office of Davidson County, Tennessee.

This is an improved property commonly known as: 812 Churchill Xing, Madison, TN 37115-2255

Tennessee Certification of Electronic Document

I, Summer Barton 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 10-15-2024 (date of document).

Summer Barton
Affiant Signature

10-16-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of October, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

