This instrument prepared by:
RANDY S. CHAFFIN

Attorney-At-Law
210 North Washington Ave.
Cookeville, TN 38501

Map and Parcel Number:
Map 86-10-0-B-146.00 CO

Property Owners:
HORN & LANGFORD PROPERTIES, LLC
218 Hob Cr
Cookeville TN 38506

Send Tax Bills To:
Property Owners

Karen Johnson Davidson County
Batch # 1196326 DEEDWARR
10/21/2024 01:55:38 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20241021-0081669

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

JULIA TURNER,

hereinafter referred to as Grantor, whether one or more, has/have this day bargained and sold and do hereby transfer and convey all her right, title and interest unto,

HORN & LANGFORD PROPERTIES, LLC,

their heirs and assigns, hereinafter referred to as Grantee, whether one or more, all my right, title and interest in and to certain real estate located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. 146 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said Instrument is hereby made for a more complete description thereof.

THE PREVIOUS AND LAST conveyance being a Warranty Deed from Timothy S. Grimes to Julia Turner and husband, Malcolm McKinley, as of record in Instrument No. 20180618-0058067, in the Register's Office of Davidson County, Tennessee and from Quitclaim Deed from Malcolm McKinley, unmarried, to Julia Turner, unmarried, as of record in Instrument No. 20220907-0100294, in the Register's Office or Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

We further covenant and bind our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 11 day of October, 2024.

JULIA TURNER

STATE OF TENNESSEE
COUNTY OF PUTNAM

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **Julia Turner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11 day of October, 2024.

Notary Public

My Commission Expires:
2-23-28

SHEILA BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF PUTNAM

The consideration or value of the property whichever is greater for this transfer is $ 255,000.00.

Affiant

Sworn to and subscribed before me this 11 day of October, 2024.

Notary Public

My Commission Expires:
2-23-28

SHEILA BUMBALOUGH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY