2024-1313-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198544 DEEDWARR
10/30/2024 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20241030-0083336

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$480,000.00.**

Marjorie Kindall Turner
Affiant

Subscribed and sworn to before me this 24 day of October, 2024.

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marjorie Kindall Turner	United Wholesale Turner	081-14-0-055
2512 Scovel Street	585 South Blvd E	
Nashville, TN 37208	Pontiac, MI 48341	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward T. Kindall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marjorie Kindall Turner, a married woman**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. twenty one (21) on the Map of E. T. Holman's Subdivision of Lots Nos. 41 and 43 in Boyd McNairy's Plan, as of record in Book 161, page 2, Register's Office of Davidson County, Tennessee. Said Lot No. Twenty-one (21) fronts fifty (50) feet on the northerly side of Scovel Street (formerly Madison Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Beverly A. Kindall and Edward T. Kindall, wife and husband, by Quitclaim Deed dated October 9, 2003 from Beverly A. Kindall, of record in Instrument Number 20031016-0153318, at the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Beverly A. Kindall by Quitclaim Deed dated 09/23/03 from Edward T. Kindall, of record in Instrument No. 200209250116897, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Edward T. Kindall and wife, Beverly A. Kindall by warranty deed of record in Book 7555, page 589, of record in said Register's Office. The said Beverly A. Kindall having since died on November 25, 2022, leaving her interest to Edward T. Kindall by right of survivorship.

This is improved property known as: **2512 Scovel Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, her heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 28th day of October, 2024.

Edward T. Kindall

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward T. Kindall,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 28th day of October, 2024.

Notary Public
My commission expires 8/3/2025

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **10/28/2024** (date of document).

Affiant Signature
Date **10/28/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **28** day of **October**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY