WARRANTY DEED

Karen Johnson
Batch # 1202766
11/07/2024 02:39:33 PM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20241107-0086997

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Hayden B Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2024

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heyden B. Walker	Same as New Owner	
(NAME)	(NAME)	
926 Riverside Drive, Lots 55, 56, and 57		083-07-0-097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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/we, **Nikkole E. Turner, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heyden B. Walker, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No.55, 56, 57 on the plan of Robert E. Powers Land, of record of recorded in Book 421, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nikkole E. Turner, an unmarried woman and Jennifer M. Turner, an unmarried by Warranty Deed from David Edward Baker, Daniel Ray Baker and Roger Dale Baker, Devisees Under the Will of Mary Elizabeth Baker of record in Instrument No. 2006103-0000353 Register's Office for Davidson County, Tennessee, dated December 28, 2006 and recorded on January 03, 2006.

Being the same property conveyed to Nikkole E. Turner, unmarried by Quitclaim Deed from Nikkole E. Turner and Jennifer M. Turner, both unmarried of record in Instrument No. 20071022-0124607 Register's Office for Davidson County, Tennessee, dated September 13, 2007 and recorded on October 22, 2007.

This is property more commonly known as 926 Riverside Drive, Lots 55, 56, and 57, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 6th day of November, 2024.

Nikkole E. Turner

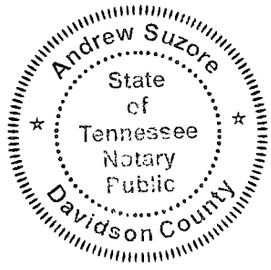
Nikkole E. Turner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of November, 2024, before me personally appeared Nikkole E. Turner, 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 6th day of November, 2024.

Notary Signature
My commission expires: May 8, 2028



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 11-24-926