Karen Johnson Davidson County
Batch# 1212560 DEEDWARR
12/04/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20241204-0094184

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1291

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacob F. Turner and Kristin M. Turner, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott St. John, an unmarried man, and Caelainn Confer, an unmarried woman, as joint tenants**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Boone Trace At Biltmore, Section Four of record in Plat Book 9700, Page (s) 932 and 933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacob F. Turner and Kristin M. Turner, husband and wife, by Warranty Deed from Brittany McCollum FKA Brittany Tinch and Justin McCollum, wife and husband, of record in Instrument No. 20160620-0062490, Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8312 Trading Post Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Scott St. John **Caelainn Confer** **8312 Trading Post Court** **Nashville, TN 37221**	Same	**126-15-0A-199.00**

WITNESS THE EXECUTION HEREOF this 3rd day of December, 2024.

Jacob F. Turner

Kristin M. Turner

State of Tennessee)
County of Davidson

On this 3rd day of December, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jacob F. Turner and Kristin M. Turner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 445,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of December, 2024.

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202412040094184

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 3, 2024.

J. Carlton Drumwright

December 3, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 3, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY