THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-8086-WE

Karen Johnson
Batch # 1214652
12/11/2024 10 28 30 AM
Fees $13 00 Taxes $1,335 70

Davidson County
DEEDWARR
2 pgs

20241211-0096134

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 361,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2024

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherrie Turner	NEW OWNER	
251 Timmons Street		119-14-0-082.00
Nashville, TN 37211		
(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, **Wrigleyville Homes 3, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sherrie Turner, unmarried**

HEREINAFTER CALLED THE GRANTEES, 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. 26, of Block "A" on the Map of Woodbine Courts, Part 1, of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 26 of Block "A" fronts 85 feet on the South side of East Timmons Avenue and runs back between lines 219.1 feet on the West line and 218.5 feet on the East line to a dead line and measures 85 thereon.

Being the same property conveyed to Christina Clark and Cody Clark, husband and wife by Warranty Deed from Ian R. Stewart, unmarried of record in Instrument No. 20180205-0011234 Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 05, 2018.

Being the same property conveyed to Wrigleyville Homes 3, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Christina Clark and Cody Clark, husband and wife of record in Instrument No. 20180403-0031132 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on April 03, 2018.

Being the same property conveyed to Christina Clark and husband, Cody Clark by Quitclaim Deed from Wrigleyville Homes 3, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180830-0086104 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018.

Being the same property conveyed to Wrigleyville Homes 3, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Christina Clark and husband, Cody Clark of record in Instrument No. 20220524-0059973 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 24, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **251 Timmons Street, Nashville, TN 37211**

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 our hands this the 6 day of December, 2024.

Wrigleyville Homes 3, LLC, a Tennessee limited liability company

BY: _____
Cody Clark, Member

BY: _____
Christina Clark, Member

STATE OF Texas
COUNTY OF Smith

Before me, a Notary Public in and for said State and County, personally appeared Cody Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Wrigleyville Homes 3, LLC., a Tennessee Limited Liability Company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 6th day of December, 2024.

My Commission expires May 5, 2028

Ruby Lewis
Notary Public

RUBY LEWIS
ID #132464395
My Commission Expires
May 05, 2028

STATE OF Texas
COUNTY OF Smith

Before me, a Notary Public in and for said State and County, personally appeared Christina Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of the maker, **Wrigleyville Homes 3, LLC., a Tennessee Limited Liability Company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 6th day of December, 2024.

My Commission expires May 5, 2028

Ruby Lewis
Notary Public

RUBY LEWIS
ID #132464395
My Commission Expires
May 05, 2028