Karen Johnson Davidson County
Batch # 1233246 DEEDWARR
02/04/2025 11 04 04 AM 2 pgs
Fees $13 00 Taxes $5,379 80
20250204-0008343

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MI-BR-24-001105

ADDRESS NEW OWNER
Michael Brett Turner and
Amber Turner
1105 Winding Way
Nashville, TN 37216

SEND TAX BILLS TO
MOVEMENT MORTGAGE
8024 CALVIN HALL RD
INDIAN LAND, SC 29707

MAP/PARCEL
061-07-0-279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BENNETT LEWIS AND MARY KENSON LEWIS, HUSBAND AND WIFE** , ("Grantors" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto. **MICHAEL BRETT TURNER AND AMBER TURNER, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County**, **State of Tennessee**, more particularly described as follows, to wit.

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 and the westerly part of Lot No. 5 Block "A" as shown on the map entitled Jackson Park, Section No. 1, of record in Plat Book 843, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 3 and 4 and the westerly 10.5 feet, more or less, of Lot No. 5 adjoin and front together a total of 143.167 feet on the northerly margin of Winding Way and run back between lines measuring 249.667 feet on the west line and 197 feet on the east line to a line in the rear measuring a total of 130 feet thereon.

Being the same property conveyed to BENNETT LEWIS AND MARY KENSON LEWIS, HUSBAND AND WIFE, by deed of record as Instrument No. 20220418-0044404, said Register's Office.

This is improved property known as· 1105 Winding Way, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 22nd day of January, 2025

BENNETT LEWIS

MARY KENSON LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **BENNETT LEWIS AND MARY KENSON LEWIS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 22nd day of January, 2025.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires. 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,454,00.00.**

Affiant

Sworn to and subscribed before me this 31 day of January, 2025

Notary Public

S CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

My Commission Expires. 11-3-25