Karen Johnson Davidson County
Batch# 1240876 DEEDWARR
02/26/2025 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20250226-0014364

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jeremy H. Cherry
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No.: 78257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Walsh	Robert Walsh	119-10-177
(NAME)	(NAME)	
2224 Woodmont Blvd	2224 Woodmont Blvd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TURNBULL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROBERT WALSH, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 2820 Hartford Drive, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

1. 2025 Davidson County Property taxes which have been prorated by the parties and are assumed by the GRANTEE.

2. Matters shown on plan of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness our hands this 26th day of February, 2025.

Turnbull Partners, LLC,
a Tennessee limited liability company

BY:_____
Beau Daniel
ITS:Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Beau S. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Beau Daniel of Turnbull Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Chief Manager.

Witness my hand, at office, on February 26, 2025.

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 4 fronts 75 feet on the east side of Hartford Drive and runs back between lines, 150 feet on the north line, 151 feet on the south line to a dead line on which it measures 97 feet.

Being the same property conveyed to Turnbull Partners, LLC, a Tennessee Limited Liability Company by Deed from Judith Harrison and husband, David Harrison, of record in Instrument No. 20150723-0072500, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 February 26, 2025 (date of document).

Affiant Signature

February 26, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

