Karen Johnson Davidson County
Batch# 1242904 DEEDWARR
03/04/2025 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250304-0016294

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$489,999.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2025.

Notary Public

My commission expires: 7-7-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adam J. Turner **Abygail Turner**	NEW OWNER	**095-03-0-076-00**
212 Fairway Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sinmi Ventures, LLC, a Tennessee limited liability company

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

Adam J. Turner and Abygail Turner

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. 151 on the plan of Merry Oaks of record in Plat Book 1835, Pages 67 & 68, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kehinde Carew, married by Substitute Trustee's Deed dated April 21, 2015, from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20150723-0072423, and as conveyed to Sinmi Ventures, LLC, by Quitclaim Deed dated June 21, 2016, from Kehinde Carew, married, as his sole and separate property of record in Instrument No. 20160621-0063044, and as conveyed to Kehinde A. Carew aka Kehinde Carew by Quitclaim Deed dated February 12, 2019, from Sinmi Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20190214-0013920, and as conveyed to Sinmi Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed dated February 15, 2019, from Kehinde A. Carew of record in Instrument No. 20190215-0014388, and as conveyed to Kehinde A. Carew by Quitclaim Deed dated June 5, 2020, from Sinmi Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20200608-0058487, and as conveyed to Sinmi Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated November 1, 2021, from Kehinde A. Carew, a married man, of record in Instrument No. 20211104-0147504, being all of record in the Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the plan pf record in Plat Book 1835, Page 67 & 68. said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

This is improved property, known as **212 Fairway Drive, Nashville, TN 37214**

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 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(s) this **3rd** day of **March, 2025.**

Sinmi Ventures, LLC

K Carew Member

By: Kahinde Carew, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kahinde Carew**, 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 **Member** of **Sinmi Ventures, LLC**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kahinde Carew**, as **Member**.

Witness my hand, at office at Nashville, Tennessee, this 3rd day of March, 2023.

My Commission Expires: 5/9/2026
Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/4/2025 (date of document).

Affiant Signature

3/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

