RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $435,000.00. Affiant Sworn to and subscribed before me this 3rd day of March, 2025. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1242939 DEEDWARR 03/04/2025 03:12:30 PM 3 pgs Fees: $18.00 Taxes: $1,609.50 20250304-0016335	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Luca Amedeo Wilber and Eden Brittain 917 Oneida Ave Nashville, TN 37207	New Owner	071 12 0 202.00

THIS GENERAL WARRANTY DEED is made and effective as of the 3rd day of March, 2025 (the "***Effective Date***"), by and between:

HARRY TURNER and DONNA TURNER, husband and wife ("***Grantor***"); and

LUCA AMEDEO WILBER, an unmarried man, and EDEN BRITTAIN, an unmarried woman, joint tenants with right of survivorship ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 102 on the Map of VICTORY HEIGHTS SUBDIVISION, as of record in Plat Book 1130, Page 97, Register's Office for said County.

Said Lot No. 102 fronts 60 feet on the North side of Oneida Avenue and runs back between lines, 163.1 feet on the West line and 162.4 feet on the East line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Harry Turner and Donna Turner, husband and wife, by Quitclaim Deed from Harry Turner, of record in Instrument No. 20240812-0060421, in the Register's Office of Davidson County, Tennessee, dated August 05, 2024, and recorded on August 12, 2024.

Being the same property conveyed to Harry Turner, by Quitclaim Deed from Regina Turner Stamps, of record in Instrument No. 20240429-0031023, in the Register's Office of Davidson County, Tennessee, dated February 21, 2024, and recorded on April 29, 2024.

Being the same property conveyed to Joe Turner and wife, Shirley A. Turner, by Installment Deed from Elbert Threet and wife, Sarah M. Threet, of record in Book 4623, Page 564, in the Register's Office of Davidson County, Tennessee, dated July 31, 1972, and recorded on July 31, 1972. The said Joe Turner died on October 31, 2020, then Shirley A.

Turner died September 23, 2023 testate, devising subject property to Harry Turner and Regina Turner Stamps. See Probate Case No. 24P707 recorded in Instrument No. 20240429-0030978, Davidson County Seventh Circuit Court.

This is improved property commonly known as 917 Oneida Ave, Nashville, TN 37207.

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORY HEIGHTS SUBDIVISION, as recorded in Plat Book 1130, Page(s) 97.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Harry Turner

Donna Turner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, HARRY TURNER and DONNA TURNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2025.

Notary Public

LISA G. HODGE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/29/2028

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 3, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025