Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1076

Karen Johnson
Batch # 1267451
05/01/2025 02 41 46 PM
Fees $13 00 Taxes $5,531 50

Davidson County
DEEDWARR
2 pgs

20250501-0033850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Babineau and April Babineau, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Turner and Molly C. Turner, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Vailwood Heights of record in Plat Book 1835, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Babineau and April Babineau, husband and wife by Warranty Deed from Grace Rodgers Beall Ruf and Christian James Ruf of record in Instrument No. 20220520-0058858 Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on May 20, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4000 Skyline Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William S. Turner **Molly C. Turner** **4000 Skyline Drive** **Nashville, TN 37215**	Pinnacle Bank 150 3rd Ave S., Ste. 1000 Nashville, TN 37201	**117-13-0-026.00**

WITNESS THE EXECUTION HEREOF this 24th day of April, 2025.

Mark Babineau
by _____, Attorney in Fact

Mark Babineau by Philip Swisher, Attorney in Fact

State of Massachusetts
County of Middlesex

On this the 24th day of April, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Philip Swisher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Babineau acknowledged that such person executed the same as the free act and deed of Mark Babineau.

_____
Notary Public

My Commission Expires: 8/23/30

Julee A Sheehy
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
08/23/2030

April Babineau
by _____, Attorney in Fact

April Babineau by Philip Swisher, Attorney in Fact

State of Massachusetts
County of Middlesex

On this the 24th day of April, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Philip Swisher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of April Babineau acknowledged that such person executed the same as the free act and deed of April Babineau.

_____
Notary Public

My Commission Expires: 8/23/30

Julee A Sheehy
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
08/23/2030

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,495,000.00.**

_____
Affiant

Sworn and subscribed before me on this the 25th day of April, 2025.

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

_____ Notary Public

My Commission Expires: _____