WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2025.

Notary Public

COMMISSION EXPIRES: 3/12/29

DESIREE SAILEMA STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/12/2029 WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1274620 DEEDWARR
05/19/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250519-0039380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanya M. Barber	New Owner	083-04-0-175
(NAME)	(NAME)	
2316 Carter Avenue	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Spencer Turney and Carly Turney, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanya M. Barber,** Single Woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 the Westerly 50 feet of the Easterly 102 feet of the Northerly 315 feet, more or less, of Lot No. 52 on the Plan of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, described in part according to a survey made by John N. Kohl, III, Registered land Surveyor, Tennessee No. 100, dated October 13, 1977, Job No. W2-16998-5, as follows:

Beginning at a point in the Southerly margin of Carter Avenue, said point being located Westwardly 52 feet along the Southerly margin of Carter Avenue from the Northwest corner of Lot No. 25 on the Plan of Rosebank Subdivision, of record in Book 547, page 48, said Register's Office, said point also being the Northwest corner of the property conveyed to Clyde C. May and wife, by Deed from William O. Williamson and wife, of record in Book 1756, page 559, said Register's Office; thence with the Westerly line of said May's property and parallel with the Westerly line of said Lot No. 25 Southwardly 315 feet, more or less, to a point in the Northerly line of the property conveyed to R. David Stein by deed from E. Porter McKee, Jr., of record in Book 5057, page 312, said Register's Office; thence with a Northerly line of said Stein's property North 84 degrees 05 minutes West 50 feet, more or less to a point; thence with an Easterly line of said Stein's property and continuing with the Easterly line of the property conveyed to Coleman W. Carmen and wife, by Deed from Lawrence F. Davis and wife, of record in Book 2293, page 123, said Register's Office, and parallel with the Westerly line of said Lot No. 25 Northwardly passing the Southeast corner of Carmen's property at 12 feet, a total distance of 313 feet, more or less, to the Southerly margin of Carter Avenue; thence with the Southerly margin of Carter Avenue, Eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Spencer Turney and Carly Turney, husband and wife by Warranty Deed from Robert Allen Herb, III and Natalie Gabrielle Royal Herb, husband and wife of record in Instrument No. 20200228-0022663, dated February 28, 2020 and recorded February 28, 2020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2316 Carter Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37206** (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 GRANTEES, their heirs, successors and assigns forever; and we do covenant with 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, successors 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 our hands this 15th day of May, 2025.

Spencer Turney

Carly Turney

State of Tennessee)

County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Spencer Turney and Carly Turney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2025.

Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV 8, 2028

Tennessee Certification of Electronic Document

I, DeSiree Salerno, 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 05/15/25 (date of document).

DeSiree Salerno
Affiant Signature

05/19/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY