Karen Johnson Davidson County
Batch# 1275977 DEEDWARR
05/21/2025 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20250521-0039911

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH25-09400

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin J. Decker 1000 Spain Avenue Nashville, TN 37216	**American Financial Resources, LLC** **8 Campus Drive Ste 401** **Parsippany, NJ 07054**	072-09-1E-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marion M. Turner and Logan Lee Turner, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Benjamin J. Decker, a single man**, hereinafter called the Grantees, their 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 Unit No. B on the Plan of 998 and 1000 Spain Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restriction of 998 and 1000 Spain Avenue Townhomes, a Horizontal Property Regime With Private Elements, of record in 20190306-0020551, in the Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto, reference is hereby made to the plan of 998 and 1000 Spain Avenue Townhomes as shown on Exhibit "B" to the Declaration of Covenants of record in 20190306-0020551, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Marion M. Turner and Logan Lee Turner, wife and husband, by Warranty deed from J2K Builders, LLC of record in Instrument No. 20200210-0015162, Register's Office for Davidson County, Tennessee, dated 2/10/2020 and recorded on 2/10/2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1000 Spain Avenue, Nashville, TN 37216

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of May, 2025

Marion M. Turner

Logan Lee Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marion M. Turner and Logan Lee Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 13th day of May, 2025.

Notary Public

My Commission Expires: 8/19/2028

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Spencer Gross, 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 **May 16th, 2025**.

Affiant Signature

May 16th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
21st day of **May**, 20**25**.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

