This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1284745 DEEDWARR
06/16/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,105.19
20250616-0046819

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $298,700.00

Affiant Signature

Subscribed and sworn to before me on this the 12th Day of June 2025.

Notary Public
My Commission expires 5 / 20 / 28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Timothy M. Kernell
116 Cumberland Trace
Nashville, TN 37214

SEND TAX BILLS TO:
Regions Bank d/b/a/ Regions Mortgage
2050 Parkway Office Circle, RCN-6
Mail Code: ALBH40602B
Birmingham, AL 35244

MAP AND PARCEL NUMBER: 073160A11600CO

WARRANTY DEED
25NT00514

Effective the 12th Day of June, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allison Turner, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Timothy M. Kernell, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 116 Shown on the Plat of Cumberland Trace of record in Book 5200, Page 700, as revised in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with all undivided membership in The Cumberland Trace Homeowner's Association, as described in Book 6218, Page 528, as amended by instrument(s) of record in amended in Instrument No. 20040405-0038158; Instrument No. 20090825-0080066 and in instrument No. 20220802-0087899 said Register's Office.

Being the same property conveyed to Allison Turner, a single woman from Lori D. Hammett, unmarried, by Warranty Deed dated 08/25/2022 and recorded 09/06/2022 in Instrument No. 20220906-0099713, Register's Office of said County.

This is an improved property commonly known as: 116 Cumberland Trace, Nashville, TN 37214-1642

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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 12 day of June, 2025

Allison Turner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Allison Turner**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/2029

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 June 12, 2025.

Lissa Groom
Affiant
Date: June 12, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of June, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON