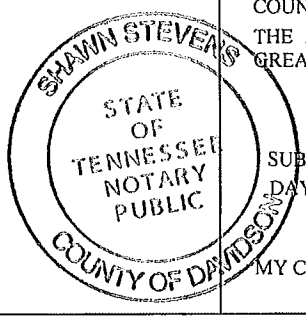
Karen Johnson Davidson County
Batch# 1287219 DEEDWARR
06/18/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250618-0048137



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00**

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-03-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRETT E. HARGRAVE	New Owner	**085-07-0-050.00**
(NAME) **230 DOWNEYMEADE DR.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DENNIS WAYNE TURNER AND WIFE, HEIDI YOUNG TURNER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT E. HARGRAVE, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Lot No. 219, on the Plan of Stanford Country Club Estates, Section Four, of record in Plat Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DENNIS WAYNE TURNER AND WIFE, HEIDI YOUNG TURNER, by deed from GARY P. PERRELL AND WIFE, BRENDA S. PERRELL, of record in Book 11048, page 373, dated July 31, 1998, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 2900, pages 83 and 84; Restrictive Covenants of record in Book 3066, page 219; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **230 DOWNEYMEADE DR., NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 10th day of June, 2025.

DENNIS WAYNE TURNER

HEIDI YOUNG TURNER

STATE OF GEORGIA

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DENNIS WAYNE TURNER and HEIDI YOUNG TURNER,** the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at office this 10th day of June, 2025.

My commission expires: October 15, 2028

Notary Public

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/10/25 (date of document).

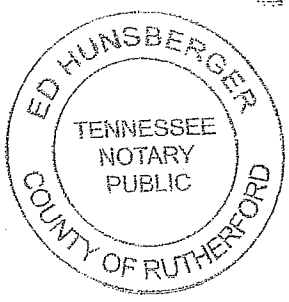
Affiant Signature

6/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 of JUNE, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26