Karen Johnson Davidson County
Batch # 1288579 DEEDWARR
06/23/2025 02 33 24 PM 2 pgs
Fees $13 00 Taxes $2,956 30
20250623-0049117

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64086
Dav. Co. File· Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Lummas 250 Cherokee Station Nashville, TN 37209	Northpointe Bank ISAOA/ATIMA 3333 Deposit Dr., NE Gand Rapids, MI 49546

TAX MAP PARCEL NUMBERS: 103080E00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$799,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Scott Turner, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Lummas, sole ownership,** 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 Unit No. 15D-A on the Plan of Cherokee Crossing Townhomes, as shown on Exhibit "B" to the Master Deed of record in Inst. No. 20060908-0111567, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Scott Turner by Warranty Deed from Margaret Anne Moore N/K/A Margaret Anne Byerly and Michael Byerly, dated July 29, 2021 and recorded on August 2, 2021, of record in Inst. No. 20010802-0103747, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Master Deed of record in Inst. No. 20060908-0111567 said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; Subject to the Master Deed and Bylaws of record in Instrument 20060908-0111567, Register's Office, which sets forth assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Restrictive Covenants of record in Inst. No. 20051215-0150402, said Register's Office, All matters shown in Inst No. 20050328-0032338, said Register's Office; Title to that portion of the premises, if any, embraced within the Charter right of way of CSX Transportation Railroad, Charter of Cherokee Crossing Townhomes, Inc. of record in Inst No. 20060908-0111566 and Inst No. 20100203-0008714, said Register's Office.

Molly C Turner, spouse of William Scott Turner, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This is improved property, known as 250 Cherokee Station, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 17th day of June, 2025.

William Scott Turner

William Scott Turner

Molly C. Turner

Molly C. Turner

State of Tennessee

County of Davidson

On this 17th day of June, 2025, before me the undersigned authority, personally appeared William Scott Turner and Molly C. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $799,000.00.

Affiant

Sworn and subscribed before me this 18 day of June, 2025

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires

Notary