WARRANTY DEED

Karen Johnson
Batch # 1297089
07/14/2025 09 55 21 AM
Fees $13 00 Taxes $1,276 50
20250714-0055156

Davidson County
DEEDWARR
2 pgs

THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Barry Dwayne Turner Jr	CMG Mortgage Inc.	163-02-0-A-003.00 CO
(NAME)	(NAME)	
4833 Highlander Cove	3160 Crow Canyon Rd Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(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, **FHL03 LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Turner, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

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

Being Lot Number 166, Hickory Highland Place, Section 3, Phase 1, of record in Instrument No 20031014-0151901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FHL03 LLC, a Tennessee limited liability company, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, dated December 15, 2015, of record in Instrument No. 20151216-0126606, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4833 Highlander Cove, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20031014-0151901; Restrictions of record in Book 11306, page 572; Book 11667, page 310; Instrument No. 20000201-0010122; Instrument No. 20040109-0003658 and Instrument No. 20220505-0052232; Storm water detention agreement of record in Instrument No. 20021114-0141245; Charter of record in Instrument No. 20241025-0082988; all of record in the Register's Office for Davidson County, Tennessee.

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 my/our hands this 10th day of July, 2025

FHL03 LLC, a Tennessee limited liability company

By Randall Scott Hearon
Its Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Scott Hearon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of FHL03 LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of July, 2025.

Notary Public
My Commission Expires _____

File No 39459

