WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$540,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

Karen Johnson Davidson County
Batch# 1330911 DEEDWARR
10/06/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20251006-0079679

File #25-JJ-2214-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Sara E. Baxter and James G. Baxter	**New Owner**	
(NAME)	(NAME)	
2214 Sadler Avenue		**119 01 0G 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMIE TURNER AND AKEEM TURNER, WIFE AND HUSBAND,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

SARA E. BAXTER, AND JAMES G. BAXTER,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES ON SADLER AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES ON SADLER AVENUE, a Horizontal Property Regime, of record in Instrument No. 20190404-0030672, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jamie Ball, an unmarried woman, and Akeem Turner, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from William M. Taylor, a single man, of record in Instrument No. 20211004-0132992, in the Register's Office of Davidson County, Tennessee, dated September 29, 2021 and recorded on October 04, 2021.

The said Jamie Ball and Akeem Turner having since married, the said Jamie Ball is now known as Jamie Turner.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G. P. ROSE'S PROPERTY SUBDIVISION, as recorded in Plat Book 547, Page 74.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190404-0030672.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4155, Page 574.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2214 Sadler Avenue, Nashville, TN 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 6th day of October, 2025.

Jamie Turner

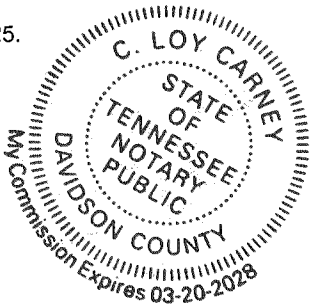
Akeem Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2025, before me personally appeared Jamie Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2025.

Notary Signature
My commission expires:

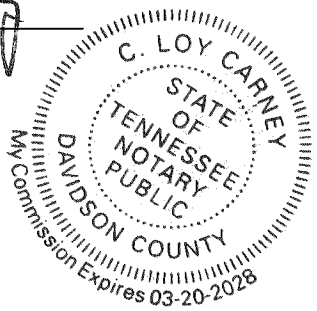


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2025, before me personally appeared Akeem Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2025.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 10/06/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 10/06/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of October, 2025.

Notary's Signature

My Commission Expires: 