Karen Johnson Davidson County
Batch# 1336141 DEEDWARR
10/21/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251021-0083536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dorothy Ann Still	NEW OWNER	131 01 0D 028.00
(NAME)	(NAME)	
5025 Hillsboro Pike 5C	5025 Hillsboro Pike 5C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas S. Turner and Kimberly H. Turner**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dorothy Ann Still, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5-C, also known as Unit 28 on the Plan of GEORGETOWN APARTMENTS, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Turner and Kimberly H. Turner, husband and wife, by Warranty Deed from David Oren Nelson (Erroneously Spelled David Drew Nelson on Prior Deed), Unmarried, of record in Instrument No. 20161207-0128484, in the Register's Office of Davidson County, Tennessee, dated November 28, 2016, and recorded on December 07, 2016.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Electric Power Board, recorded in Book 7873, Page 859.
Easement for Right of Way, recorded in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.
Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.
Resolution recorded in Instrument No. 20120731-0067332.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5025 Hillsboro Pike 5C, Nashville, TN 37215
(House No.) (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.

Effective the 17th day of October, 2025.

Thomas S. Turner by Spencer Turner Attorney in Fact

Kimberly H. Turner Spencer Turner Attorney in Fact

State of Tennessee
County of Williamson

On this 17th day of October, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Spencer Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Thomas S. Turner and Kimberly H. Turner, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of a record in Instrument No. -202510210083535, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of October, 2025.

Notary Public:
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 17 day of October, 2025.

K. Thomas Sidwell
Date: 10-17-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of October, 2025.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY