Karen Johnson Davidson County
Batch# 1337184 DEEDWARR
10/22/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20251022-0084158

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 14th day of October, 2025.

Linzie Hahn
Notary Public
My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Antonio Turner		**08116034600**
5054 Tranham Rd		
Whites Creek, TN 37189		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erika Elaine Davis-Patterson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Antonio Turner, unmarried

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:

Land in Davidson County, Tennessee, being the Westerly 33-1/3 feet of Lot No. 23, Map of D T McGavock's & Other's Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said part of Lot fronts 33-1/3 feet on the Northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walker Rosco Davis, by Quitclaim Deed from David Jones, Jr, Executor of the Estate of Allene Lucille Campbell, dated January 28, 1984, of record in Book 7120, Page 873, in the Register's Office for Davidson County, Tennessee. Walker Rosco Davis died intestate on January 28, 2015, leaving his surviving spouse Glennora Davis, and his daughter, Erika Elaine Davis-Patterson as his sole heirs at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20210721-0098122, said Register's Office. Glennora Davis died intestate and unmarried on July 6, 2024, leaving Ericka Elaine Davis as her sole heir: reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20251022008415 6 and Instrument No. 20251022008415 7, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Robert E Campbell and wife, Allene L Campbell, by Deed from Johnnie Mai Rucker, a widow, dated July 25, 1952, of record in Book 2089, Page 311, in the Register's Office for Davidson County, Tennessee. Robert E Campbell died on April 9, 1967, leaving Allene L Campbell as the sole surviving tenant. Allene L Campbell died testate on November 27, 1986.

By Last Will and Testament admitted to the Davidson County Probate Court, Docket No. 79160, the hereinabove described property was devised to David Jones, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1406 Jefferson St, Nashville, TN 37072.

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 in 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.

Erika Elaine Davis-Patterson Date: 10/16/25
Erika Elaine Davis-Patterson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Erika Elaine Davis-Patterson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October 2025.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12.2.28

Certificate of Authenticity

I, Grace Vance, 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 10/16/25.

Date

Affiant Signature

10/16/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2025.

Notary's Signature
My Commission Expires: 5/8/29

Notary's Seal (if on paper)

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY