Karen Johnson Davidson County
Batch# 1340816 DEEDWARR
10/31/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,680.50
20251031-0086901

WARRANTY DEED

(SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2025

Notary Public
MY COMMISSION EXPIRES:

File #25-TL-1506-C

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Duffey McMillan	New Owner	
(NAME)	(NAME)	**105 13 0 113.00**
1506 Elmwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

BRETT TURNER AND ANNE MARIE TURNER, HUSBAND AND WIFE,

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

JENNIFER DUFFEY MCMILLAN, AN UNMARRIED WOMAN,

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:

Land in Davidson County, Tennessee, being the Westerly half Lot(s) 70, as shown on the map entitled BELMONT LAND CO'S PLAN, of record as Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the North side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Brett Turner and Anne Marie Turner, Husband and Wife, by Warranty Deed from Joseph Alexander Little, IV and Meghan Mitchell Little, Husband and Wife, of record in Instrument No. 20151204-0122643, in the Register's Office of Davidson County, Tennessee, dated December 02, 2015 and recorded on December 04, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20160511-0046833.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **1506 Elmwood Avenue, Nashville, TN 37212**.

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 30th day of October, 2025.

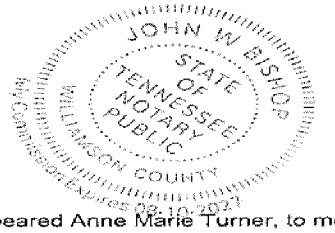
Brett Turner

Anne Marie Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Brett 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 30th day of October, 2025.

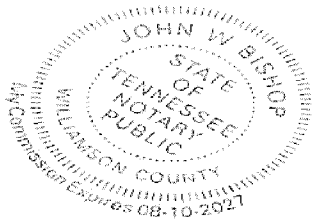


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2025, before me personally appeared Anne Marie 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 30th day of October, 2025.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/30/23.

Date

Affiant Signature

10/30/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of October, 23.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2028