Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1345800 DEEDWARR
11/13/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20251113-0090602

39-B
File #25-1270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Norton, III, Executor of the Estate of W. Thomas Turnbull, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryce McCloud and Elizabeth Atack, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 311 on the Map of Richland Realty Company's First Addition, Division "B" as of record in Plat Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to W. Thomas Turnbull, unmarried by Warranty Deed from Mary Snyder Cook, unmarried of record in Book 7818, Page 440, Register's Office for Davidson County, Tennessee, dated April 14, 1989 and recorded on April 17, 1989.

Said W. Thomas Turnbull aka William Thomas Turnbull having died on or about June 16, 2025, his Last Will and Testament duly entered of record in Case No. 25P1280, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 124 Bowling Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Elizabeth Atack **Bryce McCloud** **124 Bowling Avenue** **Nashville, TN 37205**	**Same as New Owner**	**104-05-0-317.00**

WITNESS THE EXECUTION HEREOF this 12th day of November, 2025.

Estate of W. Thomas Turnbull

William L. Norton III

William L. Norton, III, Executor

State of Tennessee)
County of Davidson)

On this 12th day of November, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William N. Norton, III, Executor of the Estate of W. Thomas Turnbull, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 890,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of November, 2025.

Notary Public

My Commission Expires: _____

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 **11/12/25** (date of document).

Emilee Barrett
Affiant Signature

11/13/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13th** day of **November**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

