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

Karen Johnson Davidson County
Batch# 1405958 DEEDWARR
04/15/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260415-0030992

39-B
File #26-1084

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 **Benjamin C. Lovelace, an unmarried man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Turner and Meghan Chen Turner, 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. 31 on the Plan of Subdivision Plat of Cottonport Plantation, Phase I of record in Plat Book 6900, Page (s) 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John L. Baker and Elizabeth R. Baker, husband and wife by Warranty Deed from James Lotz, Jr., a/k/a James Wendell Lotz and Rebecca R. James, husband and wife of record in Instrument No. 20150713-0067548 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 13, 2015.

Being the same property conveyed to Benjamin C. Lovelace, an unmarried man by Warranty Deed from John L. Baker and Elizabeth R. Baker, husband and wife of record in Instrument No. 20240730-0057742, Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on July 30, 2024.

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: 1008 Beech Tree Lane, Brentwood, TN 37027.

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 #:
Paul Turner	Legacy Home Loans, LLC	171-08-0A-031.00
Meghan Chen Turner	DBA Steadfast Mortgage	
1008 Beech Tree Lane	408 Highway 76	
Brentwood, TN 37027	White House, TN 37188	

WITNESS THE EXECUTION HEREOF this 14th day of April, 2026.

Benjamin C. Lovelace

State of Tennessee)
County of Davidson)

On this 14th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin C. Lovelace, 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: 1/22/30

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: **$ 860,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of April, 2026

Notary Public

My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 14 day of April, 2026.

Affiant Signature
Date 4.14.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

