WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419436 DEEDWARR
05/12/2026 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20260512-0042778

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: SEPT 5TH 2029
(AFFIX SEAL)

A.J. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Grant, Konvalinka & Harrison, P.C., 633 Chestnut Street, Suite 900, Chattanooga, TN 37450

File No.: 2604853G203.02895

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Agee and Jennifer Agee	David Agee and Jennifer Agee	148 05 0 038.00
(NAME)	(NAME)	
425 Honeysuckle Circle	425 Honeysuckle Circle	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD STERLING WALTON, BY AND THROUGH HIS ATTORNEY IN FACT, ORA SUZANNE EUBANKS, BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN BOOK 202605120042777, DCROD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID AGEE AND SPOUSE, JENNIFER AGEE, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 3805 Turley Drive, Nashville, TN 37211
(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.

Witness our hands this 5 day of May, 2026.

Richard Sterling Walton, by Ora SuzAnne Eubanks, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson:

On this 5 day of May, 2026, before me personally appeared Ora SuzAnne Eubanks, Attorney-in-Fact, to me known to be the person (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Sterling Walton, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this the 5 day of May, 2026.

Notary Public

My Commission Expires: 5/8/2029

(SEAL)

A.J. SPIEGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel land in Davidson County, Tennessee being more particularly described as follows:

Being Lot No. 22 of the Plan of Haywood Heights, Section 2, as of record in Book 2663, Page 13 in the Register's Office of Davidson County, Tennessee:

Said lot No. 22 fronts 70 feet on the west side of Turley Drive and runs back 178.3 feet on the north line and 178.4 feet on the south line to a dead line in the rear, on which it measures 70 feet.

Being the same property conveyed by warranty deed from Herman A. Burke and wife, Carol R. Burke to Richard Sterling Walton as of record in Book 5181, Page 822, said Register's Office. Also, see Final Decree of Absolute Divorce recorded as instrument No. 20111207-0095714, said Register's Office.

This property is improved property generally known as 3805 Turley Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, HARRY R. CASH, 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 May 12, 2026
DATE

Harry R. Cash
AFFIANT SIGNATURE

May 12, 2026
DATE

STATE OF TENNESSEE
COUNTY OF HAMILTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF May, 2026.

John W. Grant Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/08/2029

