Karen Johnson Davidson County
Batch# 1420472 DEEDWARR
05/14/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260514-0043466

WARRANTY DEED

JULIE HARPER NOTARY PUBLIC STATE OF TENNESSEE FRANKLIN COUNTY MY COMMISSION EXPIRES 02/02/30

STATE OF TN
COUNTY OF Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brian Keith Turner	Brian Keith Turner	136-03-0A-044.00 CO
(NAME)	(Name)	
4000 Anderson Road, Unit 44	4000 Anderson Road, Unit 44	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260586

For and 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 acknowledged, I/we, **Mark A Michilli and Lynn M Michilli as Trustees of Revocable Living Trust of Mark A. Michilli and Lynn M. Michilli dated May 6, 2006 and each as individuals** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brian Keith Turner, unmarried man,** 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. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Unit No. 44, Building 12, Phase 1, Priest Lake Park Condominium Townhouses, a Horizontal Property Regime, shown on Plat Book 4460, page 79 and Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mark Michilli and Lynn Michilli, husband and wife, by Warranty Deed from C&G Holdings, LLC, a Tennessee limited liability company, dated 03/21/2019 and filed of record in Inst. No. 20190322-0026246, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Revocable Living Trust of Mark A. Michilli and Lynn M. Michilli, Dated 05/06/2006 by Quitclaim Deed from Mark A. Michilli and Lynn M. Michilli, husband and wife, dated 06/01/2019 and filed of record in Inst. No. 20190703-0064952, Register's Office for said County.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Condominium Townhouses and filed of record in Book 4651, page 412; amended in Book 4943, page 692; amended in Book 4979, page 939; Book 5083, page 417 and Book 5189, page 671, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Amended and Restated Rules and Regulations in Book 7679, page 173; Book 8115, page 849; Book 9089, page 757; Book 9927, page 75; Book 9507, page 606; Inst. Nos. 20011025-0116633; amended in 20050621-0071262; 20060228-0022872; 20150709-0066742 and addition in 20161205-0127268, said Register's Office.

By-Laws of record in Book 8115, Page 838; Book 9089, page 765; Inst. No. 20050817-0097909, said Register's Office.

Reinstated Homeowner Repair Responsibility List appearing of record in Inst. No. 20060228-0022873, said Register's Office.

Subject to a Charter of HOA appearing of record in Book 4944, page 115, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road, Unit 44, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road, Unit 44, Nashville, TN 37217
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of May, 2026

Mark A Michilli, trustee
Mark A Michilli, Trustee of Mark A Michilli and
Lynn M. Michilli Revocable Trust and individually

Lynn M Michilli, trustee
Lynn M Michilli, Trustee of Mark A Michilli and
Lynn M Michilli Revocable Living Trust AND
Individually

STATE OF Michigan
County OF Macomb

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lynn M Michilli, as individuals and as Trustees of Revocable Living Trust of Mark A. McHilli and Lynn M. Michilli dated May 6, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of May, 2026

Diann L Cotton
"Notary Public
"My Commission Expires: 11-19-2029

DIANN L COTTON
Notary Public - State of Michigan
County of Macomb
My Commission Expires Nov 19, 2029
Acting in the County of Macomb

STATE OF Michigan
County OF Macomb

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark A Michilli and i, as individuals and as Trustees of Revocable Living Trust of Mark A. McHilli and Lynn M. Michilli dated May 6, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of May, 2026

Diann L Cotton
"Notary Public
"My Commission Expires: 11-19-2029

DIANN L COTTON
Notary Public - State of Michigan
County of Macomb
My Commission Expires Nov 19, 2029
Acting in the County of Macomb

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 11, 2026.

May 11, 2026

Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 11th day of May, 2026.

Notary Signature
My Commission Expires:

