Karen Johnson Davidson County
Batch# 1427015 DEEDWARR
06/01/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $188.70
20260601-0049269

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of May, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G26-25826

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/28

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joel Stephen Turner and Sara Michelle Kauss (NAME)	New Owner (NAME)	029-00-0-043.00
4318 Grays Point Road (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Craig S. Turner and Dovie L. Turner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Stephen Turner, an unmarried man and Sara Michelle Kauss, an unmarried woman, joint tenants with right of survivorship,** 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:

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point 140.5 feet from a point in the corner of Ridge Road and a lane that runs between the property of John Roterro, and the old Bennett property; thence West 86 feet to a point; thence North 198 feet to a point on the Jim Proctor line; thence East 88 feet; thence South 247 feet to the beginning.

BEING the same property conveyed to Craig S. Turner and Dovie L. Turner by Warranty Deed from Mortgage Electronic Registration Systems, Inc,. as nominee for Aurora Loan Services, LLC, dated June 12, 2007 and recorded June 22, 2007 in Instrument No. 20070622-0075047, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4318 Grays Point Road, Joelton, TN 37080.

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. Whenever 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 28 day of May, 2026.

Craig S. Turner

Dovie L. Turner

STATE OF NC
COUNTY OF Franklin

On this 28th day of May, 2026, before me personally appeared Craig S. Turner and Dovie L. 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 28th day of May, 2026.

CAROLYN W. CRUDUP
Notary Public - North Carolina
Franklin County
My Commission Expires Apr 7, 2028

Notary Signature
My commission expires: 04/07/2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 05/28/2026 (date of document).

Affiant Signature

05/28/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 28th day of May, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29