Karen Johnson Davidson County
Batch# 1428067 DEEDWARR
06/04/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260604-0050685

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-29-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-PARKS-26-765

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Avella Development LLC** | **Same as New Owner** | |
| (NAME) **7620 Saundersville Rd.** | (NAME) | **052-06-0-075.00** |
| (ADDRESS) **Mount Juliet, TN 37122** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE TURLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AVELLA DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Madison Heights Subdivision, Section 1, of record in Book 1424, Page 6, Register's Office for said County.

Said Lot No. 64, which is a corner lot, fronts 168.3 feet on the northerly margin of Florence Avenue and fronts 58 feet on the northeasterly margin of Florence Avenue, said frontages being joined by a curve having a length of 71.19 feet, and extends back 195.5 feet on the easterly line and 270.0 feet on the northwesterly line.

Being the same property conveyed to Tenn615 Properties, LLC by Warranty Deed from Dan Guerincy, unmarried and David Thornton, unmarried of record in Instrument Number 20190513-0044469, Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 13, 2019.

Being the same property conveyed to Nicole Turley, unmarried by Quit claim Deed from Tenn615 Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240830-0067019 Register's Office for Davidson County, Tennessee, dated August 28, 2024 and recorded on August 30, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 65, Plat Book 1424, Page 6, Plat Book 947, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1049, Page 524 and Book 1469, Page 223, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7426, Page 309, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6161, Page 278, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **765 Florence Circle, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF JUNE, 2026.

_____
Nicole Turley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE TURLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Patty Parsons, 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 June 2, 2026.

Date

Affiant Signature

June 2, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary's Signature

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)