Karen Johnson Davidson County
Batch# 1451289 DEEDWARR
07/23/2026 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20260723-0067135

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $329,900.00

Gilbert Kelly Dozier II
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2026.

Notary Public
My commission expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Gilbert Kelly Dozier II **Focell Jackson-Dozier**	**CMG Mortgage, Inc, dba CMG**	**044090B14000**
2440 Sayerville Ave	**3160 Crow Canyon Rd Ste 400**	
Old Hickory, TN 37138	**San Ramon, CA 94583**	

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 HEREBY ACKNOWLEDGE, WE,

Jordan Noel Turner and Alyssa Flake Turner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilbert Kelly Dozier II, an unmarried man and Focell Jackson-Dozier, a married woman, as tenants in common with rights 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 in Davidson County, Tennessee, being Unit No. 140, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 as amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, and in Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and further see Attorney's Certificate of record in Instrument No. 20200406-0036201 and Instrument No. 20250203- 0007844, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627- 0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jordan Noel Turner and Alyssa Flake Turner, husband and wife, by Special Warranty Deed from Criaghead Partners, LLC, a Tennessee limited liability company, dated March 28, 2022, of record in Instrument No. 20220329-0035929, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for Contract of Conveyance and Non-exclusive, recorded in Book 5861, Page 693, said Register's Office.

Easement for Road, Right of Way and Sewer, recorded in Book 6274, Page 436 and Book 6392, Page 453, said Register's Office.

Easement for Permanent Non-exclusive Right of Way, recorded in Book 8421, Page 436, said Register's Office.

Easement for Water Mains and Appurtenances, recorded in Book 11008, Page 297, said Register's Office.

Easement for Gas Line (to be Abandoned), recorded in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20011010-0110524; Instrument No. 20011010-0110526 and Instrument No. 20011010-0110528, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20190604-0053339, said Register's Office.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190723-0071867, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20210209-0018524, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2440 Sayerville Ave, Old Hickory, TN 37138.

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 in 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.

_____ Date: 07/22/2026
Jordan Noel Turner

_____ Date: 7/22/2026
Alyssa Flake Turner

STATE OF Texas

COUNTY OF Tom Bean

Personally appeared before me, a Notary Public of said County and State, Jordan Noel Turner and Alyssa Flake Turner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2026.

Jamie Qmokeye Holloway
My Commission Expires
3/26/2029
Notary ID135232153

_____
NOTARY PUBLIC

My Commission Expires: 03/26/2029

Certificate of Authenticity

I, Debra Paulsson, 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

7-22-2026
Date

D Paulsson
Affiant Signature

7-22-2026
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22nd day of July, 2026

Jennifer Russell
Notary's Signature
My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY