WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1452350 DEEDWARR
07/29/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20260729-0069486

File #26-TC-0070-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Julie L. Head
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven T. Head and Julie L. Head	new owner	
(NAME)	(NAME)	
70 Rolling Meadows Drive		**033 04 0A 070.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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,

TERESA C. TURNER, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEVEN T. HEAD, AND JULIE L. HEAD, HUSBAND AND WIFE,

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 Unit No. 70 as shown on Plat of ROLLING MEADOWS, PHASE ONE - SECTION NINE, A RESUBDIVISION OF LOT 7, SECTION ONE OF SOLITUDE ACRES, of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 9675, Page 386 and Instrument No. 20170203-0011853, said Register's.

Being the same property conveyed to Teresa C. Turner, a single woman, by General Warranty Deed from Virginia Gail Swann, a single woman, of record in Instrument No. 20251103-0087520, in the Register's Office of Davidson County, Tennessee, dated October 30, 2025 and recorded on November 03, 2025.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, PHASE ONE - SECTION NINE, A RESUBDIVISION OF LOT 7, SECTION ONE OF SOLITUDE ACRES, as recorded in Plat Book 7900, Page(s) 965.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, A RESUBDIVISION A PORTION OF SECTION ONE, PART TWO, SOLITUDE ACRES, as recorded in Plat Book 6250, Page 173.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6593, Page 194, as amended in Book 9675, Page 386 and Instrument No. 20170203-0011853.
* Easement for Public Utility and Drainage, recorded in Instrument No. 20021025-0130769 and Instrument No. 20040203-0012922.
* Easement recorded in Instrument No. 20121114-0104724.
* Charter for Rolling Meadows Townhomes Association recorded as Book 6595, Page 734 and Book 8052, Page 513.
* Common Open Space Deed recorded as Book 9675, Page 390.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **70 Rolling Meadows Drive, Goodlettsville, TN 37072**.

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 28th day of July, 2026.

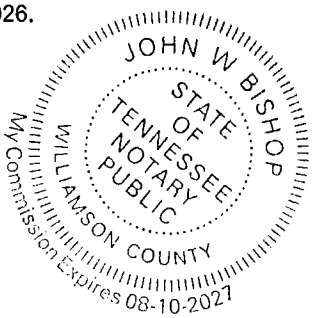
Teresa C. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2026, before me personally appeared Teresa C. 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 July, 2026.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, LISA HODGES, 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 July 28, 2026 (date of document).

Affiant Signature

Date: 07/28/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28th day of July, 2026.

Notary Public

My Commission Expires: September 23, 2026

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY