Karen Johnson Davidson County
Batch# 1470720 DEEDWARR
09/10/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260910-0083851

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-26-3594	

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sara A. Nagel	**New Owner**	
(NAME)	(NAME)	
901B Douglas Avenue		072-13-0-442.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael Brett Turner and Amber Ann Turner, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara A. Nagel, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of A Resubdivision of Lot 40 on the map of Part of L. M. Ezells 12.11 Acre Tract of record in Plat at Instrument No. 20140429-0035944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Brett Turner and wife, Amber Ann Turner by Warranty deed from Ray Dicker and Karin Dicker, a married couple of record in Instrument No. 20140509-0039703 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 09, 2014.

This is property more commonly known as 901B Douglas Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 3rd day of September, 2026.

Michael Brett Turner by Andrew Suzore, Attorney In Fact

Michael Brett Turner by Andrew Suzore,
Attorney-In-Fact

Amber Ann Turner by Andrew Suzore, Attorney In Fact

Amber Ann Turner by Andrew Suzore,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Michael Brett Turner and Amber Ann Turner and that this instrument was executed on behalf of the said Michael Brett Turner and Amber Ann Turner for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 3rd day of September, 2026.

Alli P

Notary Signature
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Alli Pinkston, 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 **September 3, 2026**.

Date

Alli P

Affiant Signature

9/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **September**, 20_____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County