BILL GARRETT, Davidson County
Trans:T20160084230 DEEDQC
Recvd: 09/26/16 10:58 2 pgs
Fees:12.00 Taxes:0.00
20160926-0101091

THIS INSTRUMENT PREPARED BY:

THE LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(F)

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
James W. Turner, Trustee 4310 Sneed Road Nashville, TN 37215	Same	130-04-0-078.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **JAMES W. TURNER, unmarried,** by these presents does hereby remise, release and quitclaim unto **JAMES W. TURNER, as trustee of the James W. Turner Revocable Trust dated September 23, 2016,** his successors and assigns, with full power to sell, transfer and convey without the joinder of any beneficiary, all of his right, title and interest, being a one-half (1/2) undivided interest as a tenant in common, in and to a certain tract or parcel of land, together with all improvements located thereon, situated in **Davidson** County, Tennessee, more particularly described as follows:

Being the southerly 100 feet of the northerly 150 feet of Lot No. 23 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

According to a survey made by Z. J. Wilkinson, Surveyor, resubdividing said property, said part of Lot No. 23 fronts 100 feet on the easterly side of Sneed Avenue (or Sneed Road) and runs back between parallel lines, with the northerly margin of a 50-foot proposed Avenue (Colewood Drive), 300 feet to a dead line.

Being the same property conveyed to **MICHAEL W. WADE and wife, MITZI B. WADE,** by deed from **JAMES GILBERT LACKEY, JR., AND WIFE, MARY ELLEN LACKEY,** dated June 24, 1957, of record in Book 2651, page 593, Register's Office for Davidson County, Tennessee. **MICHAEL W. WADE** having died on or about September 3, 1964 and title vested solely in **MITZI B. WADE** as the surviving tenant by the entirety. **MITZI B. WADE** having married **JAMES W. TURNER**

on or about November 15, 1969. **MITZI B. WADE** having died on or about December 18, 2011. The Last Will and Testament of **MITZI B. WADE** filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-730, devised said property to **PATRICK B. WADE & JAMES W. TURNER**.

This is improved property known as 4310 Sneed Road, Nashville, Tennessee 37215.

Said tract is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

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 hand this 23rd day of September, 2016.

JAMES W. TURNER

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 bargainor, **James W. Turner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2016.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019