Karen Johnson Davidson County
Batch# 438291 DEEDQC
07/15/2020 12:43:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077526

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Margaret Leeanne Turner 725 Westview Avenue Nashville, TN 37205	SAME	130-07-0-018.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **BETTIE J. WINTON, TRUSTEE** under Agreement dated October 16, 2019 (the "Grantor") have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **MARGARET LEEANNE TURNER**, a married woman (the "Grantee"), her heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 14th day of July, 2020.

Bettie J. Winton, Trustee under Agreement dated October 16, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, BETTIE J. WINTON, Trustee under Agreement dated October 16, 2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 14th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 7, 2023

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being the easterly one-half of Lot "B" on the Plan of the Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc. dated June 4, 1987 as follows:

Beginning at the northeast corner of Harding Place, being the southeast corner of said Lot "B" thence with the westerly margin of Westview Avenue northwardly 242 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 125 feet; thence southwardly 267 feet, more or less, to the northerly margin of Harding Place; thence with the northerly margin of Harding Place, eastwardly 121.38 feet to the beginning.

Being the property conveyed from Castle Contractors, LLC, a Tennessee limited liability company, to Bettie J. Winton, Trustee under Agreement dated October 16, 2019, by deed of record in Instrument No. 20191018-0106935, Register's Office for Davidson County, Tennessee.