Karen Johnson Davidson County
Batch# 621888 DEEDQC
04/23/2021 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210423-0054697

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

BERNARD TURNER, JR.
ADRIENNE TURNER
121 HODGE COURT
NASHVILLE, TN 37218

**OWNER (SEND TAX BILLS TO):**

BERNARD TURNER, JR.
ADRIENNE TURNER
121 HODGE COURT
NASHVILLE, TN 37218

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BERNARD TURNER, JR., also known as BERNARD TURNER, and ADRIENNE TURNER, husband and wife (herein, "Grantor"), whose address is 121 Hodge Court, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to BERNARD TURNER, JR. and ADRIENNE TURNER, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 121 Hodge Court, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 121 Hodge Court, Nashville, TN 37218

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

[Signatures contained on the following pages]

PIN NO: 058 11 0 111.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 7 day of April, 2021.

**GRANTOR:**

Bernard Turner Jr.
BERNARD TURNER, JR., also known as BERNARD TURNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BERNARD TURNER, JR., also known as BERNARD TURNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of April, 2021.

[Affix Notary Seal]

GIAVONNI GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-6-2024

g green
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-6-2024

**GRANTOR:**

Adrienne Turner
ADRIENNE TURNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ADRIENNE TURNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of April, 2021.

[Affix Notary Seal]

g green
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-6-2024

GIAVONNI GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-6-2024

**OATH OF CONSIDERATION**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

**Grantee:**

Grantee signature: Bernard Turner Jr.
BERNARD TURNER, JR.

Subscribed and sworn to under oath before me, this 7 day of April, 2021 by BERNARD TURNER JR.

[Affix Notary Seal]

GIAVONNI GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-6-2024

G Green
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-6-2024

**Grantee:**

Grantee signature: Adrienne Turner
ADRIENNE TURNER

Subscribed and sworn to under oath before me, this 7 day of April, 2021 by ADRIENNE TURNER.

[Affix Notary Seal]

GIAVONNI GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-6-2024

G Green
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-6-2024

## EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 151 ON THE PLAN OF ROYAL HILLS, SECTION 2, OF RECORD IN BOOK 4660, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 151 FRONTS 115.00 FEET ON THE SOUTHWESTERLY MARGIN OF HODGE COURT AND EXTENDS BACK 204.66 FEET ON THE SOUTHERLY LINE AND 203.32 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 6.58 FEET THEREON.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20061218-0155220 on December 18, 2006.

**PIN NO:** 058 11 0 111.00

**STREET ADDRESS:** 121 Hodge Court, Nashville, TN 37218

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

21-048378 (MD)

# True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Neisha L. Schwartz**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY