This instrument was prepared by:

Benjamin Lewis, Attorney
McCarter | East PLLC
316 West Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 698611 DEEDQC
08/17/2021 08:37:17 AM 2 pgs
Fees: $13.00 Taxes: $18.50

20210817-0110714

ASHLIE HEATHERLY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2023

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me this 8 day of July, 2021.

Notary Public
My Commission Expires: 8-19-23

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers Account Number:
Jennifer Rainbolt 712 Dover Road Nashville, TN 37211	**Same**	**119-12-0-081.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, **Kevin Turner, Jr.**, hereinafter called **Grantor**, has bargained and sold and do hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **Jennifer Rainbolt, an unmarried woman**, hereinafter called **Grantee,** it successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 66, Battlewood, Section One, as shown on plat of record in Plat Book 1835, Page 31, and amended in Book 2031, Page 352, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jennifer L. Rainbolt, an unmarried woman, and Carolyn Y. Dunn, an unmarried woman, by Warranty Deed from The Harold Thomas Coleman and/or Mildred Chasteen Coleman Revocable Living Trust, dated December 11, 2008, and recorded on December 12, 2008, appearing of record in Instrument No. 20081212-0119594, of the Register's Office for Davidson County, Tennessee.

The said Carolyn Y. Dunn died intestate on February 18, 2010, and pursuant to an Affidavit of Heirship of record in Instrument No. 20210817-0110710, of the Register's Office for Davidson County, Tennessee, she was survived by Chelly Curry, her only heir-at-law.

That said Chelly Curry died intestate on August 25, 2016, and pursuant to an Affidavit of Heirship of record in Instrument No. 20210817-0110710, of the Register's Office for Davidson County, Tennessee, she was survived by her spouse, Chad Curry, and her children Kevin Turner, Jr.; Dalton Turner; Charlotte Curry; Ke'Ana Curry; and Lilianna Curry.

THIS conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on

recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **712 Dover Road, Nashville, Davidson County, Tennessee 37211**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 8th day of July, 2021.

KEVIN TURNER, JR.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **KEVIN TURNER, JR.**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 8 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 8·19·23

ASHLIE HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2023