This instrument prepared by:
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 857468 DEEDQC
05/18/2022 08:59:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220518-0057188

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Cathy C. Turner 3835 Dewain Drive Nashville, TN 37211	Same as New Owner	133-11-082.00

TRUSTEE'S QUITCLAIM DEED

Whereas, the Turner Trust was established under an agreement dated November 29, 2006 between Billy W. Turner and Bobbie J. Turner as Grantors and Cathy C. Turner as Trustee; and whereas, Billy W. Turner died on September 5, 2013 and Bobbie J. Turner died on October 14, 2020; and whereas, the material purposes of the Turner Trust have been fulfilled; and whereas, the terms of the Turner Trust provide the assets of the Trust must be distributed to Cathy C. Turner, as the residuary beneficiary of the Turner Trust; therefore:

For good and valuable consideration, **Cathy C. Turner, as Trustee of the Turner Trust** dated November 29, 2006, hereinafter Grantor, does hereby quitclaim, transfer and convey with fiduciary covenants unto **Cathy C. Turner, an unmarried person**, hereinafter Grantee, her heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 62 on the Plan of Valley View Meadows, Section 2, as more particularly described in Book 3600, page 60 as recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cathy C. Turner, Trustee of the Turner Trust,, by deed from Billy Wyatt Turner and wife, Bobbie Jean Turner, of record in Instrument No. 20061201-0148687 Register's Office for davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 3835 Dewain Drive, Nashville, Tennessee 37211.

By executing and delivering this deed, Grantor releases her right as trustee to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 on May 16, 2022.

Cathy C. Turner, Trustee of Turner Trust, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Cathy C. Turner, Trustee, with whom I am personally acquainted and who upon oath acknowledged she is the Trustee of the Turner Trust and she executed the within and foregoing document in the capacity and for the purposes therein contained.

Witness my hand and official seal on May 16, 2022.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. This conveyance is made to implement a distribution from a trust to a trust beneficiary.

Cathy C. Turner, Grantee

Subscribed and sworn to before me on
May 16, 2022.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY