Karen Johnson Davidson County
Batch# 881462 DEEDQC
06/29/2022 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075599

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June 2022.

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Brandi Turner	Same	042 15 0 083.00
(Name) 327 E Marthona Road Madison, TN 37115		
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Ashley Nicole Turner, hereinafter referred to as Grantor(s), hereby quitclaim to Brandi Turner, hereinafter referred to as Grantee(s), his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

The following described real estate in Davidson County, Tennessee: Being Lots Nos. 73 to 76, inclusive of Block "A" on the Plan of Marthonna, not of record and described according to a plan made by J. A. Mefford, Surveyor, dated December, 1937, as follows:

Beginning at a point in the east margin of Ezell Road, east 550 feet north of the northwest corner of Block "D" on said Plan; thence east along the line between lots 76 and 77, 427 feet; thence north 1 deg. 52' east 100 feet to the corner of lots Nos. 72 and 73; thence west along the rear of said lots 427 feet to the east margin of said road; thence along the margin of said Road, south 100 feet to the beginning.

Being the same property conveyed to Hal G. Turner and wife, Mary Turner from Ronald E. Gromes & wife, Nancy L. Grimes by Warranty Deed dated July 12, 1966 and recorded on February 20, 1967 in Book 4104, Page 49, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David Hal Turner from David Hal Turner, Executor, Estate of Mary Elizabeth Blankenship Turners by Executor's Quitclaim Deed dated April 3, 2018 and recorded on April 10, 2018 in Instrument No. 20180410-0033521, Register's Office for Davidson County, Tennessee. The said David Hal Turner having died on January 24, 2022 leaving Brandi Michelle Turner as his devisee, his Last Will and Testament being Probated in Case No. 22P-248 Probate Court for Davidson County Tennessee.

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

IN WITNESS WHEREOF, the said Ashley Nicole Turner has hereunto set his/her/their signature, on this, the 15 day of JUNE 2022.

Ashley Nicole Turner

STATE OF California)

COUNTY OF SHASTA)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ashley Nicole Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of JUNE, 2022.

Notary Public

My Commission Expires: 02-18-2025

(SEAL)

CAROLYN SASS
COMM. NO. 2347844
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
FEBRUARY 18, 2025

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 15, 2022**.

Date

Tonya Loftin
Affiant Signature

June 29, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29th day of June, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)