QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 941756 DEEDQC
11/16/2022 08:41:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221116-0121889

State of Kentucky
County of [illegible]

The actual consideration for this transfer is $ -1- .

Beverly Turner
Affiant

Subscribed and sworn to before me, this the 7 day of Nov., 2022.

Notary Public

My commission expires: 4/1/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235, Nashville, TN 37204

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| John Turner<br>116 Glenmont Dr.<br>Nashville, TN 37210 | John Turner<br>116 Glenmont Dr.<br>Nashville, TN 37210 | Map 119-11<br>Parcel 153 |

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR, Beverly Turner, as an heir-at-law to Irene T. Ingram, has bargained and sold, and by these presents does quitclaim, transfer and convey all of her right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto, to John Turner, GRANTEE, an unmarried man.

Emory A. Ingram, Deceased, passed away on June 1, 1998. He was survived by his wife Irene T. Ingram. Irene T. Ingram, Deceased, died possessed of the sole interest in the subject real property on April 18, 2022. Affidavits of Heirship by Paul Nelson and Dorothy Nelson were recorded in the Register's Office of Davidson County, Tennessee on 09/14/2022, instrument number 20220914-0102363.

Irene T. Ingram's interest in the subject property passed upon her death, by operation of law, to her three heirs-at-law John Turner, Brenda Brooks, and Beverly Turner. Attached as Exhibit B hereto are the death certificates of Emory A. Ingram and Irene T. Ingram.

This is improved property is known as 116 Glenmont Drive, Nashville, TN 37210.

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

Witness my hand this 7th day of November 2022.

Beverly Turner

Beverly Turner

STATE OF Kentucky )
COUNTY OF Fulton )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Beverly Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

#660249

Sworn to and subscribed before me this 7 of Nov. 2022.

Notary Public

My Commission Expires: 4/1/24

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $1.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

## EXHIBIT A

## LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 13 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Emory A. Ingram and wife, Virginia D. Ingram by deed from John U. Wilson and wife, Louise Wilson of record in Book 2596, page 505, Register's Office for Davidson County, Tennessee. The said Virginia D. Ingram having since died.