QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00.

Affiant

Subscribed and sworn before me this 28th day of April 2023.

Notary Public
My commission expires: November 6, 2024
(Affix Seal)

Karen Johnson Davidson County
Batch# 1009961 DEEDQC
06/01/2023 12:34:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230601-0041430

MEREDITH SILVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Silva Law, LLC. Meredith Silva, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karen Turner, Trustee of the Turner Family Trust, dated April 28, 2023. 139 Southridge Drive Nashville, TN 37207	Karen Turner, Trustee of the Turner Family Trust, dated April 28, 2023. 139 Southridge Drive Nashville, TN 37207	060-03-0/071.00

THIS CONVEYANCE is made and entered into on this 28th day of April, 2023, between **CHRISTINE TURNER, unmarried** (hereinafter "Grantor") and **KAREN TURNER, TRUSTEE OF THE TURNER LIVING TRUST, DATED APRIL 28th, 2023** (hereinafter "Grantee").

QUITCLAIM DEED:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee,

BEING Lot No. 52 on the Plan of Section One, Oak Park Subdivision as of record in Book 3600 at page 84, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Christine Turner, unmarried, her heirs and assigns, by Warranty Deed dated August 15th, 1997 from Carlton L. Russell and wife, Lorene G. Russell, of record in Book 10575, Page 815, Register's Office for Davidson County.

This is improved property known as 139 Southridge Drive, Nashville, Tennessee 37207.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

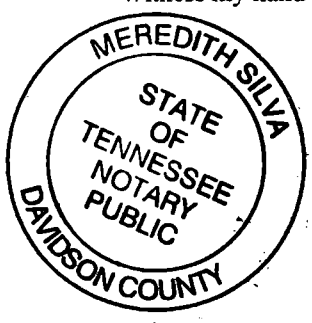
Christine Turner

CHRISTINE TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **CHRISTINE TURNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 28th day of April, 2023.



Meredith Silva

Notary Public, **Meredith Silva**
My Commission Expires: November 6, 2024