Karen Johnson Davidson County
Batch# 1054496 DEEDWARR
09/27/2023 11:37:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230927-0075802

ADDRESS NEW OWNER:
Jason Turner
1026 Waters Edge Circle
Mt. Juliet, TN 37122

SEND TAX BILLS:
Same as above

Map: 148
Group: 5
Parcel: 106.00

EXECUTOR DEED

JASON ROBERT TURNER, EXECUTOR OF THE ESTATE OF JOE WAYNE TURNER, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Davidson County at Nashville, Docket number 22P1149, and every other power, conveys and quitclaims in accordance with the Last Will and Testament of Joe Wayne Turner, in fee simple absolute unto **Jason Robert Turner,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Michael F. Jennette by deed from Martha T. Stacy Annes and husband Leland H. Annes of record in Book 5341, Page 626, Register's Office for said county.

BEING the same property conveyed to Joe Turner, unmarried, by Warranty Deed from Michael F. Jennette, unmarried, of record in Book 5716, page 833, Register's Office for Davidson County, Tennessee, dated February 27th, 1981 and recorded on March 3, 1981. Joe Turner being now deceased.

THIS conveyance is subject to any and all easements and rights of way of public record and to Restrictive Covenants of record in Book 3277, page 482, as amended by instrument of record in Book 3286, page 375, Register's Office of Davidson County, Tennessee.

This is improved property also known as 3752 Turley Drive, Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's office and/or shown on plats of maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs, and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office, and to all zoning and subdivision restrictions of the appropriate governmental body.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument was prepared based on information furnished by parties without the benefit of a title examination. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 29 of August, 2023.

Executor
Jason Robert Turner, Executor

CHAD TURNBOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Robert Turner**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 29th day of August 2023.

My Commission expires: 1/5/2026

Chad Turnbow
Notary Public

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 29th day of August, 2023.

My Commission Expires: 1/5/2026

Chad Turnbow
NOTARY PUBLIC

This Instrument was Prepared By:
Chad Turnbow, Attorney
11205 Lebanon Rd.
Unit 366
Mt. Juliet, TN 37122

CHAD TURNBOW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON