Karen Johnson Davidson County
Batch# 1119509 DEEDQC
04/05/2024 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240405-0024120

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1193 Otter Creek Road Community Property Trust 1193 Otter Creek Road Nashville, TN 37220	Same	145 15 0A 019.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LESTER TURNER, JR. (A/K/A LESTER L. TURNER, JR.) and LINDA A. TURNER (A/K/A LINDA ARDEN TURNER) (collectively the "Grantor"), hereby quitclaims and conveys to the 1193 OTTER CREEK ROAD COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in **Davidson** County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 1193 Otter Creek Road, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 4 day of April, 2024.

LESTER TURNER, JR. (A/K/A LESTER L. TURNER, JR.)

LINDA A. TURNER (A/K/A LINDA ARDEN TURNER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LESTER TURNER, JR. (A/K/A LESTER L. TURNER, JR.), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4 day of April, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LINDA A. TURNER (A/K/A LINDA ARDEN TURNER), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4 day of April, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4 day of April, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 9A of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record in Instrument No. 2022102-00114566, Register's Office for Davidson County, Tennessee.

36087538.2

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 April 4, 2024 (date of document).

Emerald Burns
Affiant Signature

April 4, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

