QUITCLAIM DEED

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Marie Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-11-2026

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1128697 DEEDQC
04/29/2024 01:23:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240429-0031023

THIS INSTRUMENT WAS PREPARED BY (and return to):

RYAN TERRELL LAW, PLLC.
1308 Rosa L. Parks Blvd., Nashville, TN 37208
615-200-0449 ryan@terrell.law

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HARRY TURNER	**Same**	**07112020200**
(NAME) **917 Oneida Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REGINA TURNER STAMPS ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

HARRY TURNER ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 102 ON THE MAP OF VICTORY HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 97, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 102 FRONTS 60 FT. ON THE NORTH SIDE OF ONEIDA AVENUE AND RUNS BACK BETWEEN LINES, 163.1 FEET ON THE WEST LINE AND 162.4 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOE TURNER AND WIFE, SHIRLEY A. TURNER, BY WARRANTY DEED FROM ELBERT THREET AND WIFE, SARAH M. THREET, OF RECORD IN BOOK 4623 PAGES 564 AND 565, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JOE TURNER, HAVING SINCE DIED ON OCTOBER 31st, 2020, LEAVING SAID PROPERTY TO HIS WIFE, SHIRLEY A. TURNER. THE SAID SHIRLEY A. TURNER, HAVING SINCE DIED ON SEPTEMBER 23rd, 2023, LEAVING SAID PROPERTY TO HARRY TURNER AND REGINA TURNER STAMPS, AS EVIDENCED IN THE ORDER GRANTING MUNIMENT OF TITLE AND HER WILL OF RECORD IN INSTRUMENT NUMBERS 20240429-0030978 **and** 20240429-0031022 **, REGISTERS OFFICE FOR DAVIDSON COUNTY ,TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **917 ONEIDA AVENUE, NASHVILLE, TN 37207**

Witness our hands this the 21st day of February, 2024.

REGINA TURNER STAMPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REGINA TURNER STAMPS** the within named bargainor, 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 and official seal, this the 21st day of February, 2024.

Notary Public

My Commission Expires: 1-11-26

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY