Karen Johnson Davidson County
Batch# 1167558 DEEDQC
08/12/2024 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060686

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Kent J. Turtle, et. al., Trustees	Same	Map 43.09
217 The Hollows Ct.		Parcel 207.00
Hendersonville, TN 37075		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that in order to carry out our intention that the within property be an asset of the grantee trust, We, KENMAR VENTURES, INCORPORATED, a Tennessee corporation, and KENT J. TURTLE and wife MARGARITA PEREZ TURTLE, Individually, quitclaim and convey to KENT J. TURTLE and MARGARITA PEREZ TURTLE, TRUSTEES OF THE TURTLE REVOCABLE LIVING TRUST u/a/d May 6, 2024, and successors in trust, all right, title and interest in and to the following real property located in Davidson County, Tennessee:

TRACT 1: BEING the northerly 30 feet of the westerly 115 feet of Lot No. 14 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 14 fronts 30 feet on the easterly side of Gallatin Pike and runs back between parallel lines, 115 feet to a dead line.

TRACT II: LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot Nos. 14 and 15 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

SAID part of said Lots fronts 50 feet on the north side of Duling Avenue and runs back between parallel lines, along the westerly line of Lot No. 16 on said plan, 110 feet to the south line of Lot No. 13, and measures 50 feet thereon.

TRACT III: LAND in Davidson County, Tennessee, being the westerly 115 feet of Lots Nos. 14 and 15 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

SAID parts of Lots No. 14 and 15 front together 70 feet on the easterly side of the Gallatin Pike, and run back between parallel lines, with the northerly margin of Duling Avenue, 115 feet to a dead line.

BEING the same property conveyed to Kenmar Ventures, Incorporated by warranty deed from Dorothy Kelley, a widow, of record as Instrument 20080902-0089617, said Register's Office. Kent J. Turtle and Margarita Perez Turtle are all of the shareholders of Kenmar Ventures, Incorporated, authorized to make this conveyance by unanimous consent under the Bylaws thereof.

This is improved property known as 400-402 North Gallatin Road, Madison, Tennessee 37115.

Witness the signatures of the Grantors on August 8, 2024.

KENMAR VENTURES, INCORPORATED

Kent J. Turtle
Kent J. Turtle, President

Margarita P. Turtle
Margarita Perez Turtle, Secretary/Treasurer

Kent J. Turtle
Kent J. Turtle, Individually

Margarita P. Turtle
Margarita Perez Turtle, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Kent J. Turtle, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the President of Kenmar Ventures, Incorporated, the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said individual as said President and attesting the same by the said individual as said President.

Witness my hand and seal on August 8, 2024.

7/6/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Margarita Perez Turtle, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the Secretary/Treasurer of Kenmar Ventures, Incorporated, the within named bargainor, a corporation, and that she, as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said individual as said Secretary/Treasurer and attesting the same by the said individual as said Secretary/Treasurer.

Witness my hand and seal on August 8, 2024.

7/6/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Kent J. Turtle and Margarita Perez Turtle,** the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal on May 8, 2020.

DANIEL L. WISCHHOF STATE OF TENNESSEE Notary Public TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Kent J Turtle
Affiant

Sworn to and subscribed before me this date: 8/8/2024

7/6/2026
Commission Expires

Notary Public

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on August 8, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa C. Richardson

My commission expires: 05-08-2028

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY