This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

Karen Johnson Davidson County
Batch # 1183635 DEEDQC
09/19/2024 12:59:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240919-0072738

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Robert Tate and Anna Leigh Turner, JTWRS 2609 Belcourt Avenue Nashville, TN 37205	SAME	104-07-0-296.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MONTGOMERY G. TURNER, SR.**, a married man (the "Grantor") have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **ROBERT TATE**, an unmarried man, and **ANNA LEIGH TURNER**, an unmarried woman, as joint tenants with right of survivorship (the "Grantees"), their respective heirs, successors, and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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

(Signature Page to Follow)

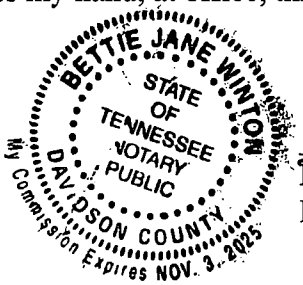
IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 19th day of September, 2024.

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MONTGOMERY G. TURNER, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2024.



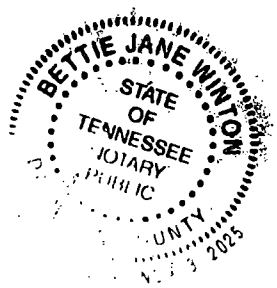
NOTARY PUBLIC
My Commission Expires: 11/3/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 19th day of September, 2024.



NOTARY PUBLIC
My Commission Expires: 11/3/2025

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being the west 2.2 feet of Lot No. 29 and all of Lot No. 28 on the Plan of Rich Resubdivision of Lots 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 thru 32 inclusive and Lots 36 thru 48 inclusive, in Marshall & Stokes Subdivision, of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 and part of Lot No. 29 adjoin and front together 52.2 feet on the southerly side of Belcourt Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Montgomery G. Turner, Sr. a married man, by Warranty Deed from Matthew Zaragoza Watkins and Jaclyn Watkins, husband and wife, of record in Instrument No. 20230502-0032372 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on May 02, 2023.