Karen Johnson Davidson County
Batch# 1194144 DEEDQC
10/16/2024 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241016-0080179

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner: Justin Glardon
1400 Shattuck Ave.#12, Mailbox 123
Berkeley, CA 94709

Send tax notice to: New Owner

Map and Parcel No.: 117110J22600

EXECUTOR'S DEED

I, Irene Turner, Executrix of the Estate of Allison Doris Turner ("Grantor"), appointed by the Davidson County Probate Court, File No. 24P-900, and pursuant to the authority granted me under the decedent's Last Will and Testament, do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to Justin Glardon, individually ("Grantee"), his heirs and assigns, all of the Estate's interest in the following described tract of land in Davidson County, Tennessee:

> Being Unit No. 226, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of Record as Instrument No. 20040209-0015685 and re-recorded as, Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Description is taken from prior deed of record. This improved property is known as 2025 Woodmont Blvd, Apartment 226, Nashville, TN 37215.

The previous and last instrument and prior title is a warranty deed to Allison Turner from Skeeter R. Beaulieu, recorded at Instrument Number 20210223-0022221 in the Register's Office in Davidson County.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 08th day of Oct, 2024.

ESTATE OF ALLISON DORIS TURNER, DECEASED

BY: Irene Turner
Irene Turner, Executrix

STATE OF TENNESSEE
COUNTY OF Hamilton

Irene turner, Executrix, personally appeared before the undersigned, a Notary Public in and for said county and state, and 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 as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 08th day of Oct, 2024.

Notary Public

My Commission Expires: 02/14/2028

JASON DELANEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax and therefore no oath of value is required.

CERTIFICATE OF AUTHENTICITY

I, **Alexander S. Fasching,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on October 8, 2024 and authenticated according to law on October 16, 2024.

Affiant Signature

Dated: October 16, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 16th day of October, 2024.

Notary's Signature

My Commission Expires: 6/17/2028

Notary's Seal:

