This instrument was prepared by: George H. Thompson III - Attorney
1326 Rosa Parks Blvd. Nashville, TN 37208

NO TITLE SEARCH WAS PERFORMED AND INFORMATION RELIED UPON FROM PARTIES INVOLVED

Send Tax Bills

Address of New Owner		**Map Parcel No.**
Timothy Turner 2206 Osage Street Nashville, TN 37208	same	Map Parcel No.

Quit Claim Deed

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

FOR THE CONSIDERATION OF One Dollar ($1.00), Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marjorie Turner** hereafter called the Grantors, has bargained and sold, and by these presents do herby convey, transfer and relinquish all of her interest unto **Timothy Turner**, hereafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

LAND in Davidson County, Tennessee, being the EAST 16 feet of Lot No. 337 and WEST 49 feet of Lot No 336 on the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Marjorie Turner and Timothy Turner, married, by Quitclaim Deed from Marjorie Turner, dated 11/5/2020 and recorded 11/20/2020 in Instrument Number 20201120-0136917, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2206 Osage Street, Nashville, Tennessee 37208**

Said property is conveyed subject to the following: (1) any, and all applicable Governmental and Zoning ordinances; (2) any and all, utility, sewer, drainage and other easements of record; (3) any and all subdivision/condominium assessments, covenants, by laws restrictions, declarations and easements of record; and (4) any and all building restrictions; (5) any and all taxes and restrictions of record; and (6) any and all indebtedness on the real property as recorded in the Register's Office Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1197085 DEEDQC
10/23/2024 11:29:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241023-0082381

IN WITNESS WHEREOF, We have signed our names this 17th day of August, 2024.

Marjorie Turner

Marjorie Turner

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of value whichever is greater this transfer is $10.00.

Subscribed and sworn to before me this the 17 day of Aug 20 24.

Aleta Porter
Notary Public

Kristin Richardson
Affiant

My Commission Expires: 05/09/2024

Said property is conveyed subject such limitations, restrictions, and encumbrances as may affect the premises. Witness my hand this 17th day of August 20 24.

STATE
OF TENNESSEE
COUNTY OF Davidson

Personally appeared before, Aleta Porter, A Notary Public in and for said County and State, the within named Marjorie Turner the Bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that we executed the within instrument the purposes therein contained.

WITNESS my hand and official at Nashville, Tennessee, the 17th day of August 20 24.

Aleta Porter
NOTARY PUBLIC

My Commission Expires: 05/09/2026