Karen Johnson Davidson County
Batch# 1238729 DEEDQC
02/20/2025 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250220-0012076

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Lisa Dawn Long	SAME	161 02 0 159.00
1926 Parade Drive		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **S. BRAD DOZIER, Trustee of the MAXINE TURNEY LEGACY TRUST created under the Last Will and Testament of Maxine K. Turney**, do hereby convey to **LISA DAWN LONG** all of its one-half (1/2) right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of McMurray Place, Section Two, as of record in Book 5200, page 440, said Register's Office.

Said Lot No. 51 fronts 80.62 feet on the northeast margin of Meta Drive and extends back 173.14 feet on the southeasterly line and 163.96 feet on the northwesterly line to a line in the rear which measures 23.42 feet thereon.

Being the same property conveyed in equal one-half shares to Steven M. Turney and the Maxine Turney Legacy Trust, for and on behalf of Lisa Dawn Long (f/k/a Lisa D. Strawn), created under the Last Will and Testament of Maxine K. Turney, who died on December 11, 2024. An Affidavit of Inheritance is recorded at Instrument No. 20250218-0011855, Register's Office for Davidson County, Tennessee.

This is improved property known as 5028 Meta Drive, Nashville, TN 37211.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of February, 2025.

MAXINE TURNEY LEGACY TRUST
Created under the Last Will and Testament of Maxine K. Turney

By: _____
S. BRAD DOZIER, Trustee of the Maxine Turney Legacy Trust Created under the Last Will and Testament of Maxine K. Turney

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **S. BRAD DOZIER, Trustee of the Maxine Turney Legacy Trust created under the Last Will and Testament of Maxine K. Turney**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 17th day of February, 2025.

_____
Notary Public

My commission expires: 8/15/26

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Lisa A. Long
Affiant

Sworn to and subscribed before me this
18th day of February, 2025.

Lynne E. Neeley
Notary Public

My commission expires: 9/7/2026

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 17, 2025.

Elizabeth Ryder Sykes

2/18/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of February, 2025.

Lynne E. Neely
Notary Public

LYNNE E. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____