Karen Johnson Davidson County
Batch# 1248977 DEEDQC
03/21/2025 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021146

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Bernadette M. Turkaly, Ronald James Turkaly, John Robert Turkaly, Jennifer Ann Kothera, & Brian Andrew Turkaly 4151 Magnolia Farms Dr. Hermitage, TN 37076	NEW OWNER	086130A19100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bernadette M. Turkaly, a widow** "the Grantor," conveys and quitclaims unto **Bernadette M. Turkaly, a single woman, Ronald James Turkaly, a single man, John Robert Turkaly, a married man, Jennifer Ann Kothera, a single woman, and Brian Andrew Turkaly, a single man, as tenants in common with rights of survivorship** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 191 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 2, Section 3, of record in Instrument No. 20190718-0070556, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to John Turkaly and Bernadette M. Turkaly, husband and wife, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated July 24, 2020, and recorded on July 28, 2020, in Instrument No. 20200728--0082889, in the Register's Office for Davidson County, Tennessee.
>
> The said John Turkaly died on or about August 4, 2023, leaving Bernadette M. Turkaly as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19th day of March, 2025.

(SEAL)
Bernadette M. Turkaly

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Bernadette M. Turkaly, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of March, 2025.

Notary Public
My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
9/27/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 3/19/2025.

Affiant Signature – Joshua A. Terry

3/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29