This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1254247 DEEDQC
03/31/2025 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0024259

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lyorant Turner** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto Andrea E. Turner (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 724 on the Plan of Phase IV Somerset of record in Plat Book 7900, Pages 978 and 979, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrea Turner and husband, Lyorant Turner, by virtue of that certain Warranty Deed dated September 29, 2003, and being of record at Instrument No. 20031010-01050597 in the Register's Office of Davidson County, Tennessee.

Andrea Turner is aka Andrea E. Turner

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26 day of **March, 2025.**

Lyorant Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Lyorant Turner** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **March, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

Tiffany Kelley
AFFIANT

SUBSCRIBED AND SWORN before me this the 26 day of **March, 2025.**

J. Kaye Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS: **1908 Seasons Lake Ct.**
Antioch, TN 37013

TAX PARCEL NO.: **150120Q05000DCO**

PROPERTY OWNER: Andrea Turnee
OWNER'S ADDRESS:

MAIL TAX BILLS TO: Property Address

Certificate of Authenticity

I, Holly Ameson, 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 3/24/25.

Affiant Signature

3/31/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028