Karen Johnson Davidson County
Batch# 1290571 DEEDQC
06/26/2025 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250626-0050514

THIS INSTRUMENT WAS PREPARED BY:

STEVEN G. WATERS, Esq.
100 BLUEGRASS COMMONS BLVD, SUITE 110
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JUNE, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Cumberlan Turner (NAME)	loanDepot.com, LLC (NAME)	Map/Parcel
4205 Skyridge Drive (STREET ADDRESS OR ROUTE NUMBER)	6561 Irvine Center Drive (STREET ADDRESS)	050 07 0A 204.00CO
Nashville, TN 37207 (CITY) (STATE) (ZIP CODE)	Irvine, CA 92618 (CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

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 sufficiency of which are hereby acknowledged, **Cumberlan Turner, an unmarried woman**, by these presents, do hereby quitclaim and convey unto **Cumberlan Turner, unmarried and Gloria Turner, a married woman, as tenants in common with the right of survivorship**, their successors, heirs and assigns, all of her rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Final Plat of Skyridge PUD Subdivision, Phase 5, as shown on plat of record in Instrument No. 20241023-0082282, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cumberlan Turner, an unmarried woman, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20250603-0043374, Register's Office for Davidson County, Tennessee

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known 4205 Skyridge Drive, Nashville, TN 37207.

WITNESS my hand this 9th day of June, 2025.

Cumberlan Turner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Cumberlan Turner, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2025

Notary Public

My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 6/9/25.

Jennifer A Hoffman
AFFIANT

DATE: 6/25/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 25th day of June, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027