Karen Johnson Davidson County
Batch# 1311786 DEEDQC
08/19/2025 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250819-0066349

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
James Stephen Turner, Jr. and Christi Whalley Turner, Co-Trustees Turner Community Property Trust 1306 Chickering Road Nashville, TN 37215	Same	144-02-0-004.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES S. TURNER, JR. and wife, CHRISTI W. TURNER (collectively, the "Grantor"), hereby quitclaim and convey to JAMES STEPHEN TURNER, JR. and CHRISTI WHALLEY TURNER, as Co-Trustees of the TURNER COMMUNITY PROPERTY TRUST dated June 24, 2025, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee as described as follows:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of block "I" on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, and part of a tract of land containing 75 acres, more or less, adjoining said block "I" and described according to a survey made by Z. J. Wilkerson, Surveyor, March 1, 1940, as follows:

Beginning on the easterly margin of the Belle Meade Pike or Chickering Road at the northwest corner of the property conveyed to Cale P. Haun and wife, by deed from the Guaranty Title Trust Company of record in Book 1133, page 277, said Register's Office; thence with said Haun's northerly line, south 71 degrees 31 min. east 817 feet to a stake and south 86 degrees 10 min. east 1351 feet to said Haun's northeast corner; thence north 3 degrees east 523.5 feet to an iron pipe at the southeast corner of the property conveyed to Carolyn Jones Boyd and husband by deed from Mrs. Deane N. Shwab and husband of record in Book 1126, page 308, said Register's Office; thence with said Boyd's southerly line, north 86 degrees 20 min. west 2077 feet to the easterly margin of Belle Meade Pike; thence with said pike, south 14 degrees west 316.5 feet to the beginning , containing 23.35 acres, more or less.

INCLUDED IN THIS LEGAL DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THOMAS F. FRIST, JR. AND WIFE, PATRICIA C. FRIST BY DEED OF RECORD IN BOOK 9718, PAGE 542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point on the northerly property line of the Lem B. Stevens, Jr. et ux property (i.e. Deed Book 3932, page 608, Register's Office for Davidson County, Tennessee); and the southerly property line of the Thomas F. Frist, Jr. et ux property (i.e. Deed Book 8838, page 905, Register's Office for Davidson County, Tennessee); said point being south 86 degrees 30 min. East 925.00 feet from the northwest property corner of the above mentioned Stevens property and the easterly right-of-way of Chickering Road; thence from the point of beginning; South 86 degrees 30 min. 00 sec. East 1136.00 feet (along the above mentioned property line) to a point being the southeast property corner of the above mentioned Frist property; thence South 3 degrees 29 min. 49 sec. West 523.50 feet to a point, being the northeast property corner of the Jacqueline G. Thompson property (i.e. Deed Book 7846, page 457), thence north 86 degrees 10 min. 00 sec. west 975.04 feet, along the northerly property line of the above mentioned Thompson property to a point, thence North 3 degrees 29 min. 42 sec. East 352.59 feet to a point; thence North 40 degrees 44 min. 49 sec. West, 230.76 feet to the point of beginning containing 11.96 acres more or less and being a portion of the previously mentioned Stevens property.

Being the same property conveyed to James S. Turner, Jr. and wife, Christi W. Turner, from George E. Mudter, Jr., Trustee, by Quitclaim Deed dated July 29, 2003, of record in Instrument No. 20030729-0106926, and recorded on July 29, 2003, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 1306 Chickering Road, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12th day of August, 2025.

JAMES S. TURNER, JR.

CHRISTI W. TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JAMES S. TURNER, JR. and CHRISTI W. TURNER, 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, at office, as of this 12th day of August, 2025.

SUSAN M CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/8/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2025.

SUSAN M CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/8/2029

47750040.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 8-15-25 (date of document).

Lucretia Albert
Affiant Signature

08/18/2025
Date

State of Tennessee

County of Davidson

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

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

