Karen Johnson Davidson County
Batch# 1333448 DEEDQC
10/13/2025 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251013-0081582

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Bradley C. Turney Bradley Charlton Turney, Trustee, Affiant Subscribed and sworn to before me, this 9th day of October, 2025. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Bradley Charlton Turney and/or Dayna O'Toole Turney, Trustees 1929B Kimbark Drive Nashville, Tennessee 37215	SAME	131 02 2W 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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, **Bradley Charlton Turney and wife, Dayna O'Toole Turney**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Bradley Charlton Turney and/or Dayna O'Toole Turney, Trustees of the Bradley & Dayna Turney Living Trust, established by the Revocable Trust Agreement of Bradley Charlton Turney and Dayna O'Toole Turney dated October 9, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 9th day of October, 2025.

Bradley C. Turney

Bradley Charlton Turney

Dayna O. Turney

Dayna O'Toole Turney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Charlton Turney and Dayna O'Toole Turney, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of October, 2025.

My Commission Expires:

ALICE M. SHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B of 53 Colonial Cottages, a planned unit development, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 53 Colonial Cottages, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160420-0038438, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 53 Colonial Cottages, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20160420-0038438 and Bylaws appended hereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bradley C. Turney and Dayna O. Turney, husband and wife, by deed from Seth Chadwell and Emily Chadwell, husband and wife, of record as Instrument No. 20200327-0033145, Register's Office for Davidson County, Tennessee.

Bradley Charlton Turney and Bradley C. Turney are one and the same person.

Dayna O'Toole Turney and Dayna O. Turney are one and the same person.

This is improved property known as 1929B Kimbark Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 October 9, 2025.

10/13/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of October, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

