Karen Johnson Davidson County
Batch# 1361106 DEEDQC
12/23/2025 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251223-0101942

# QUITCLAIM DEED

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

WG-QCD-25-3707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Lyda M Turley and David Andrew Scott, Jr** | **Same as new owner** | |
| (NAME) **3707 Murphy Road,** | (NAME) | **104-05-0-144.00** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYDA M TURLEY AND GRETCHEN GASSNER TURLEY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LYDA M TURLEY AND DAVID ANDREW SCOTT, JR AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 4 on the Plan of Richland Realty Co's Subdivision of Lots 328-329 and 356 in West Lawn Subdivision of record in Plat Book 421, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lyda M. Turley, unmarried and Gretchen Gassner Turley, unmarried, as Tenants in Common with the Right of Survivorship by Warranty Deed from Katherine Keekley, married of record in Instrument No. 20240603-0041292, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3707 Murphy Road, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 16th day of December, 2025.

Lyda M Turley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYDA M TURLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 16 day of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Gretchen Gassner Turley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRETCHEN GASSNER TURLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our ~~hand(s) this the~~ 16 day of December, 20 25.

Notary Public
My Commission Expires: 9/8/2027
(SEAL)

JENNY JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **12/16/2025 and 12/17/2025** (date of document).

Affiant Signature

Date **12/17/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **17** day of **December**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027