This Instrument Prepared By:

Kane & Crowell, PLLC
133 S. College Street
Lebanon, Tennessee 37087
(615) 784-4800

RECORDER'S STAMP

Karen Johnson Davidson County
Batch # 1394189 DEEDWARR
03/18/2026 11:22:29 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20260318-0021550

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Stephanie Turner 2030 Rocky Valley Road Lebanon, Tennessee 37090	Stephanie Turner 2030 Rocky Valley Road Lebanon, Tennessee 37090	071 11 0 032.00

Marvin Grover Ray Turner died on the 6th day of November, 2024, leaving a Holographic Last Will and Testament dated August 15, 2019. Said Last Will and Testament was admitted to probate on August 27, 2025, in the Probate Court, Wilson County, Tennessee, Docket No. 2025-PR-352. Pursuant to the Last Will and Testament, the Decedent bequeathed any and all interest into and to the real property located at 1602 Meridian Street, Nashville, Tennessee, 37210, to his wife, Stephanie Turner.

Stephanie Turner was appointed as Executrix of the Estate of Marvin Grover Ray Turner, pursuant to the *Order* entered with the Court on August 27, 2025. A copy of said *Order* is attached hereto as ***Exhibit A***. A copy of the Letters Testamentary issued to Stephanie Turner is attached hereto as ***Exhibit B***. Additionally, a copy of the Holographic Last Will and Testament of Marvin Grover Ray Turner is attached hereto as ***Exhibit C***. All known debts of Marvin Grover Ray Turner have been paid or adjudicated, a copy of the TennCare Release is attached hereto as ***Exhibit D***. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. Decedent owned real property which is described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 and the southerly 20 feet of Lot No. 2 on the Map of the re-subdivision of I.D. Luton's Addition, as of record in Book 974, Page 55, Register's Office for Davidson County, Tennessee. Said Lot and part of Lot adjoin and front together 90 feet on the westerly side of Meridian Street and run back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Edward F. Turner and Marvin R. Turner, as joint tenants without the right of survivorship by Quitclaim Deed from James N. Bryan, Jr., Trustee dated March 4, 2009, of record in Instrument No. 20090305-0019880 in the Register of Deeds of Davidson County, Tennessee.

This property is improved property known as 1602 Meridian Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Stephanie Turner, her successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as the Executrix only, do covenant with the said grantee, that I, as the Executrix, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except by liens of record.

And I, as Executrix, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

- THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK -

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Stephanie Turner
Executrix

WITNESS my hand, this 28th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 02/02/2030

NEILL KANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

LODGED
AUG 2 6 2025

EXHIBIT
A

ENTERED
AUG 2 7 2025
AT 9:30 A.M.

IN THE PROBATE COURT OF WILSON COUNTY, TENNESSEE
AT LEBANON

IN RE:	)	
Estate of Marvin Grover Ray Turner	)	
Deceased	)	**Docket No.** 2025PR352
	)	
Stephanie Turner,	)	
Petitioner.	)	

ORDER TO PROBATE HOLOGRAPHIC WILL

This cause came to be heard on August 26, 2025, before the Honorable A. Ensley Hagan, Probate Judge, upon the Petition of Stephanie Turner, requesting that the Holographic Last Will and Testament of Marvin Grover Ray Turner be admitted to probate, and that Letters Testamentary be issued to Stephanie Turner. Based up the testimony given and the record as a whole the court finds:

1. That Petitioner produced a handwritten instrument dated August 15, 2019, executed by Decedent, that purports to be a Holographic Last Will and Testament consisting of one (1) handwritten page, which was subscribed by Crystal Compton and Emily Boyd, as attesting witnesses.

2. That said attesting witnesses have presented Affidavits to the Court proving that they did in fact witness Mr. Turner's signature on said document.

3. That Petitioner has never been convicted of a felony or a misdemeanor, nor have she ever been sentenced to imprisonment in any penitentiary.

4. That Crystal Compton and Emily Boyd did subscribe their respective name as a witness to the Holographic Last Will & Testament; that the paper writing was written in the lifetime of Marvin Grover Ray Turner, and published, signed and subscribed by Marvin Grover Ray Turner in the presence of the respective witnesses; that Marvin Grover Ray Turner was then of sound mind; and that, at Marvin Grover Ray Turner's request, said witnesses signed said paper writings in Marvin Grover Ray Turner's presence and in the

presence of each other on the date specified in each paper writing.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** as follows:

1. That said Holographic Last Will and Testament of Marvin Grover Ray Turner, dated August 15, 2019, is hereby admitted to Probate.

2. That Stephanie Turner is hereby granted Letters of Testamentary to serve as Executor of the Estate of Marvin Grover Ray Turner to serve without bond, inventory, or accountings.

3. That notice by publication be given for creditors of Decedent's estate requiring them to file their claims pursuant to *Tennessee Code Annotated* § 30-2-306.

So ORDERED this the 27th **day of** August**, 2025.**

A. ENSLEY HAGAN, JUDGE

APPROVED FOR ENTRY:

KANE & CROWELL, PLLC

KAYLA M. COSTLEY, BPR #37775
Attorney for Petitioner
133 South College Street
Lebanon, Tennessee 37087
(615) 784-4800
kcostley@kane-law.com

CERTIFICATE OF SERVICE

The undersigned certifies that a true and accurate copy of the foregoing has been served via regular United States mail, postage prepaid, on the 26 day of August, 2025, addressed to:

Marvin Austin Turner
277 Bradshaw Road
Lebanon, Tennessee 37087

Scotty Ray Turner
244 McCoin Drive
Goodlettsville, Tennessee 37072

KAYLA M. COSTLEY

EXHIBIT
B

PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

LETTERS TESTAMENTARY

The Estate of: **MARVIN GROVER RAY TURNER** DOCKET NO: **2025PR352**

It appearing to the Court that **MARVIN GROVER RAY TURNER,** has died leaving a written Will in which you are appointed Executor(s) and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;

THESE ARE, THEREFORE, to empower you, the said **STEPHANIE TURNER,** to enter upon the execution of said Will, and take into your possession all of the property, and to make within sixty (60) days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of said Will and the laws of the land.

WITNESS, Millie Sloan, Clerk of the Probate Court, at office, this 27th day of August, 2025.

MILLIE SLOAN, Clerk

D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

STATE OF TENNESSEE
WILSON COUNTY

I, Millie Sloan, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters Testamentary issued to the above named Executor(s) of the above named estate and I do further certify that the above mentioned is still acting as Executor(s) of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Lebanon, Tennessee this the 27th day of August, 2025.

MILLIE SLOAN, Clerk

D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

EXHIBIT

C

LAST Will And Testament

I Marvin Grover Ray Turner will to my wife Stephanie McBrien Turner everything I own.
Half of property AT 1602 Meridian ST Nashville TN
Half of property AT 7125 Apple blossom Ln Nolensville TN
All of property AT 1604 meridian ST Nashville TN
All of property AT 2036 Rocky Valley Rd Lebanon TN
All Vehicles in My name or not
All Bank accounts That I or we have
I will everything I own to Stephine Turner
I wish for Stephanie Turner to be My EXECUTOR

Witness Emily Boyd
Witness Crystal Compton

DANIELLE REDMOND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-4-2023

State of TN County of Wilson

The foregoing instrument was acknowledged before me on this 16 day of August, 2019 by Marvin Grover Turner,

Notary Public Signature

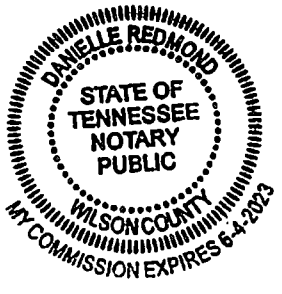


EXHIBIT D

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

October 8, 2025

Kayla Costley
133 S. College St.
Lebanon, TN 37087

RE: Turner, Marvin Date of Death: 11/6/2024 SSN: xxx-xx-5601
Our File Number: 170158

Kayla Costley:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit