Karen Johnson Davidson County
Batch# 1397682 DEEDQC
03/26/2026 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260326-0024081

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447
jeff@mglawtn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 26th day of March, 2026.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Robert Doyle Turner, Executor 171 North 3rd Street Black Rock, Arkansas 72415	-SAME-	098 05 0 063.00

ADMINISTRATOR, C.T.A.'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Robert Doyle Turner, Administrator, c.t.a. of the Estate of Bernice Lillian Turner, deceased (the "decedent"), who died on August 16, 2013, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on February 24, 2026, and recorded under Docket No. 26P-298 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Robert Doyle Turner, Executor of the Estate of Robert Ollie Turner, deceased, all of the right, title and interest

of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 26th day of March, 2026.

ESTATE OF BERNICE LILLIAN TURNER

By: _____
Robert Doyle Turner, Administrator, c.t.a.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Doyle Turner, Administrator, c.t.a. of the Estate of Bernice Lillian Turner, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of March, 2026.

_____ My Commission Expires: _____
Notary Public

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Legal Descriptions

Land in Davidson County, Tennessee, being Lot #181, on the Plan of Lake Park Subdivision, Section 9 of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. of said property.

Being the same property conveyed to Bernice Turner and Robert Ollie Turner, by deed from Bernice Turner, of record as Instrument No. 20040617-0071662, Register's Office for Davidson County, Tennessee. Said deed lists Bernice Turner and Robert Ollier Turner as married, but they were not married and are rather mother and son.

Bernice Lillian Turner and Bernice Turner are one and the same person.

Bernice Lillian Turner died on August 16, 2013, and devised her interest in the subject property to her son, Robert Ollie Turner, by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on February 25, 2026, under Docket No. 26P-298.

Robert Ollie Turner died on September 4, 2025. Robert Doyle Turner was appointed as Executor of the Estate of Robert Ollie Turner, deceased, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on December 17, 2025, and under Docket No. 25P-2380.

This is improved property known as 604 Oak Harbor Court, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **March 26, 2026**.

March 26, 2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **26th** day of **March**, **2026**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

