QUITCLAIM DEED

MICHELLE TATOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 03, 2029

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 21st April, 2026.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson
Batch # 1410223
04/23/2026 08:20:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260423-0033490

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Turner Family Trust 19 Bridlington Ct., Brentwood, TN 37027	Same as New Owner	160 11 0A 049.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Jeffrey Turner, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Jeffrey Scott Turner, as Trustee of The Turner Family Trust dated February 21st, 2026, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Phases II, III & IV, Hemmingwood, of record in Book 6900, Pages 6,7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Karen Turner and Jeffrey Turner, wife and husband, by Warranty Deed from James Dieck and Dinah Dieck, husband and wife, dated March 24th, 2022, and recorded on April 13th, 2022, of record in Instrument No. 20220413-0043056, Register's Office for Davidson County, Tennessee. Karen Turner has since died.
>
> This is improved property, known as 19 Bridlington Ct., Brentwood, TN 37027.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 14, 2026.

Jeffrey Turner

STATE OF Tennessee

COUNTY OF Williamson

On April 14, 2026, before me personally appeared **Jeffrey Turner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 14, 2026.

NOTARY PUBLIC

My Commission Expires: 09/14/2027

FORREST L. MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 14, 2027