[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1413810 DEEDQC
04/30/2026 12:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260430-0038477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this
30th day of April 2026.

Notary Public
My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Robert Turner, Trustee of The Robert Turner Revocable Trust 809 Cedar Crest Drive Nashville TN 37209	Robert Turner, Trustee 809 Cedar Crest Drive Nashville TN 37209	114-8-A-42CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Robert Turner**, widow (the "Grantor"), does hereby quitclaim and convey unto **Robert Turner, Trustee under The Robert Turner Revocable Trust dated April 30 2026**, (the "Grantee"), its heirs and assigns, all of Grantor's right, title, and interest in and to following described real estate, situated and being in **Davidson** County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Cedar Crest Subdivision, Phase II of record in Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Turner and Victoria Turner, husband and wife, by Warranty Deed from Jared Z. Athar and Curtis M. Groves, dated December 21, 2006, and recorded on December 27, 2006, at Instrument No. 20061227-0159089 in the Register's Office of Davidson County, Tennessee. Victoria Turner died on October 5, 2025.

This is Improved Property located at **809 Cedar Crest Drive, Nashville TN 37209.**

This Trust ("The Robert Turner Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 30th DAY OF APRIL 2026.

Robert Turner

Robert Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary English Thomas, a Notary Public of said County and State, appeared **Robert Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30th day of April 2026.

Mary English Thomas

NOTARY PUBLIC
My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Michael S. Goode**, 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 **April 30, 2026**.

Affiant Signature

April 30 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 30 day of April 2026.

Notary's Signature

My Commission Expires: 7/6/2026
Date

Notary's Seal (if on paper)

