Karen Johnson Davidson County
Batch # 1483689 DEEDWARR
10/14/2026 09:26:38 AM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20261014-0094266

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64613
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carla D. Benefield 20 Lexington Green Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131010500600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,010,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Frederick Turner, Jr., and Elizabeth Turner Ables as devisees under the Last Will and Testament of James Fredrick Turner**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carla D. Benefield** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Lexington Green of record in Book 6900, page 198, as amended by Surveyor's Certificate of Correction of record in Book 7501, page 786, Register's Office for said County, to which plan reference is hereby made for a more complete description together with and subject to an Easement for access of record in Book 11684, page 46, said Register's Office.

Being the same property conveyed to J. Fred Turner and wife, Nancy G. Turner by Warranty Deed from Linda Tabor and husband Duane Tabor dated October 31, 2001, and recorded on October 5, 2001, of record in Instrument No. 20011005-0108778, Register's Office for Davidson County, Tennessee. The said J. Fred Turner and Nancy G. Turner have since died, with Nancy G. Turner predeceasing the said J. Fred Turner. The Last Will and Testament of James Frederick Turner of record in Case No. 26P358, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to James Frederick Turner, Jr., and Elizabeth Turner Ables.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 198, as amended by Surveyors Certificate of Correction of record in Book 7501, page 786, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7118, page 21, Instrument No. 20200612-0060333, Instrument No. 20210524-0070335, Instrument No. 20210616-0080888, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Access Easement of record in Book 11684, page 46, said Register's Office. Charter of Lexington Green Homeowners Association of record in Book 7144, page 262, said Register's Office.

This is improved property, known as 20 Lexington Green, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7 day of October, 2026.

James Fredrick Turner Jr.

Elizabeth Turner Ables

State of Tennessee
County of Davidson

On this 9th day of October, 2026, before me the undersigned authority, personally appeared **James Frederick Turner Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

My Commission Expires:

Notary

State of GA
County of GWINNETT

On this 7 day of October, 2026, before me the undersigned authority, personally appeared **Elizabeth Turner Ables**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 9-24-28

JAMES R PATTERSON
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires September 24, 2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00.

Affiant

Sworn and subscribed before me this 9th day of October, 2025.

Notary

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029