QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20130060372 DEEDQC
Recvd: 07/16/13 09:37 2 pgs
Fees: 12.00 Taxes: 0.00
20130716-0073291

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Lender's Title & Escrow LLC 841 Wren Rd., Ste 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley A. Morgan	Shirley A. Morgan	
(NAME)	(NAME)	16204034.00
376 Bart Dr	376 Bart Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 2130332

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Shirley Horton, unmarried now known as Shirley A. Morgan, a married woman hereinafter called the GRANTORS, do transfer and convey any and all interests we may possess, marital or otherwise, unto **Shirley A. Morgan**, a married woman hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.:

*AKA Shirley Horton and Major T. Morgan wife and husband

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Antioch Park, Section 4 of record in Book 4300, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 301 fronts 90.61 feet on the westerly margin of Bart Drive and extends back 235 feet on the northerly line and 281.5 feet on the southerly line to a dead line in the rear, measuring 52.86 feet thereon.

Being the same property conveyed to Shirley Horton, unmarried by deed from Jennifer D. Tunks, unmarried dated 7/13/2005 in Instrument #20050718-0082964, Register's Office for Davidson County, Tennessee.

Map and Parcel Number
16204034.00

This is improved ☐ property, known as 376 Bart Dr., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this the 10th day of July 2013.

* Shirley Horton

Spouse

*

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 10th day of July, 2013, before me personally appeared Shirley Horton and Shirley A Morgan and Major T. Morgan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY