File No.

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/21/15 10:02 3 pgs
Fees:17.00 Taxes:0.00
**20150721-0071244**

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas F. Morris | Same | 142 02 0 132.00 |
| (NAME) 133 Cross Timbers Dr | (NAME) | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas F. Morris and wife, Beverly S. Morris

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas F. Morris, a married man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot no. 135 on the Plan of Cross Timbers, Section 3, as of record in book 4175, page 21, Register's Office for said County.

Beginning at a point in the southerly margin of Harrow Drive, said point being the common line between lots 135 and 136; thence with the line between said two lots southerly 135.9 feet to a point; thence easterly 114.90 feet to the westerly margin of Timbers Drive; thence with the westerly margin of said Drive northerly 91.00 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet northwesterly 36.91 feet to a point in the southerly margin of Harrow Drive; thence with the southerly margin of said Drive westerly 2.37 feet to a concrete monument; thence continuing with the southerly margin of said Drive westerly 98.00 feet to the point of beginning.

Being the same property conveyed to Thomas F. Morris by deed from Josephine W. Chandler, dated July 19, 2007, who retained a life estate, of record in Instrument No 20070719-0085913, Register's Office for said County. Josephine W. Chandler now being deceased on April 1, 2009, leaving Thomas F. Morris as sole owner by operation of law.

Also being the same property conveyed to Porter Harlan and wife, Josephine W. Harlan by deed from C&S Builders, Inc., dated March 20, 1972, of record in Book 4585, Page 258, Register's Office for said County.

See attached Exhibit "A"

7401 Harrow Dr and 133 Cross Timbers Dr being one in the same property.

Beverly S. Morris JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 133 Cross Timbers Dr a/k/a 7401 Harrow Dr Nashville TN 37221
(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.

Witness our hands this 15 th day of 7, 2015.

Thomas F. Morris

Beverly S. Morris

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Morris and Beverly S. Morris the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of 7, 2015.

Commission expires: 2/25/19

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**Deed Disclaimers**

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 2-15-15.

Notary Public James C. Smith

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: _____
RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Images for Contract: 348300210665 -



EXHIBIT "A"

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

| | |
|---|---|
| 1. DECEDENT'S NAME | Josephine Wiegner Chandler |
| 2. SEX | Female |
| 3. DATE OF DEATH | April 01, 2009 |
| 4. SOCIAL SECURITY NUMBER | [redacted]881 |
| 5. AGE | 96 |
| 6. DATE OF BIRTH | Oct. 28, 1912 |
| 7. BIRTHPLACE | Columbia, Tennessee |
| 8. RESIDENCE | 133 Cross Timbers Drive |
| 9. CITY, TOWN, OR LOCATION | Nashville |
| 10. COUNTY OF DEATH | Davidson |
| 11. MARITAL STATUS | Widowed |
| 12. SURVIVING SPOUSE | |
| 13. USUAL OCCUPATION | Secretary |
| 14. KIND OF BUSINESS/INDUSTRY | Jim Stevens Insurance Co. |
| 15. DECEDENT'S LEGAL RESIDENCE | Tennessee |
| 16. COUNTY | Davidson |
| 17. CITY, TOWN, OR LOCATION | Nashville |
| 18. STREET AND NUMBER OR RURAL LOCATION | 133 Cross Timbers Drive |
| 19. INSIDE CITY LIMITS? | Yes |
| 20. ZIP CODE | 37221 |
| 21. WAS DECEDENT OF HISPANIC ORIGIN? | No |
| 22. DECEDENT'S RACE | White |
| 23. DECEDENT'S EDUCATION | 12 |
| 24. FATHER'S NAME | Unknown Wiegner |
| 25. MOTHER'S NAME PRIOR TO FIRST MARRIAGE | Mattie Goldman |
| 26. INFORMANT'S NAME | Thomas F. Morris |
| 27. RELATIONSHIP TO DECEDENT | Grandson |
| 28. MAILING ADDRESS | 133 Cross Timbers Drive<br>Nashville, Tennessee 37221 |
| 29. METHOD OF DISPOSITION | Burial |
| 30. PLACE OF DISPOSITION | Spring Hill Cemetery |
| 31. LOCATION | Nashville, Tennessee |
| 32. SIGNATURE OF FUNERAL DIRECTOR | John C. Phifer |
| 33. LICENSE NUMBER | 5318 |
| 34. SIGNATURE OF EMBALMER | Ronald L. Garretson |
| 35. LICENSE NUMBER | 4207 |
| 36. NAME AND ADDRESS OF FUNERAL HOME | Spring Hill Funeral Home & Cemetery<br>5110 Gallatin Road Nashville, Tennessee 37216 |
| 37. LICENSE NUMBER | 1046 |
| 38. REGISTRAR | [signature] |
| 39. DATE ACCEPTED BY REGISTRAR | April 8, 2009 |
| 40. SIGNATURE AND TITLE OF CERTIFIER | [signature] |
| 41. LICENSE NUMBER | 39861 |
| 42. DATE SIGNED | 4/7/09 |
| 43. SIGNATURE AND TITLE OF MEDICAL EXAMINER | |
| 44. DATE SIGNED | |
| 45. NAME AND ADDRESS OF CERTIFIER (MEDICAL EXAMINER) | |
| PART I. | CHF d/t Cardiopulmonary Arrest |
| PART II. | |

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Department of Health. Alteration or erasure voids this certification.

3318681

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Sharon M. Leinbach
STATE REGISTRAR

Tonya Y. Foreman, Local Registrar
Davidson County, Tennessee

Date Issued

CERTIFICATION OF VITAL RECORD