This instrument was prepared by Robert T. Lee, Attorney at Law
P.O. Box 1297, Mt. Juliet, Tennessee 37121

SEND TAX BILLS TO: Owner
Joe M. Morgan
309 Seven Springs Way, Apt 403
Brentwood, TN 37027-4599

Assessor's Parcel Identification Number:
083 05 0 349.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED & AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned heirs of **MARY E. MORGAN, deceased,** for adequate consideration, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do remise, release, and forever quitclaim unto **JOE M. MORGAN and JOHN G. MORGAN, as equal joint tenants with right of survivorship**, hereinafter referred to as the Grantees, all the right, title, claim and interest in and to certain real estate in Davidson County, Tennessee, more particularly described as follows, to wit:

> Being Lot No. 1 on the plan of subdivision of part of the Weakley Home Place of Record in Book 421, Page 36, Registers Office for Davidson County, Tennessee.
>
> Said Lot No. 1, which is a corner lot, fronts 73.7 feet on the Easterly margin of 14th Street, also known as North Fourteenth Street, and extends back between parallel lines, with the Northerly margin of Franklin Avenue, 150.0 feet to an alley.
>
> Being the same property conveyed to Mary E. Morgan, deceased, by deed from Anise Mastin, of record as instrument No. 2003 11 12-0165803, Register's Office for Davidson County, Tennessee.
>
> This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in the former deeds and binding on said property.

BILL GARRETT, Davidson County
Trans:T20170052032 DEEDQC
Recvd: 06/19/17 10:56 4 pgs
Fees:22.00 Taxes:0.00
20170619-0061148

Said property having a mailing address of 900 N. 14th Street, Nashville, Tennessee 37206.

This quitclaim is made for the express purpose of vesting said **JOE M. MORGAN and JOHN G. MORGAN,** with one hundred percent (100%) ownership interest in and to the above described property.

The undersigned Grantors, who are the only heirs at law of **MARY E. MORGAN, deceased,** being duly sworn according to law, declare as follows:

1. The property described herein was vested in our sister, **MARY E. MORGAN, deceased.**

2. Our sister, **MARY E. MORGAN**, died on the 18th day of November, 2016.

3. There were born to our parents three (3) children, **JOE M. MORGAN, MARY E. MORGAN and JOHN G. MORGAN.** Neither of our parents, **JOE and ROBBIE LOUISE MORGAN, deceased,** ever had any other children except those hereinabove named.

4. Our sister, **MARY E. MORGAN,** was a widow and never had any children.

5. Upon the death of our sister, **MARY E. MORGAN**, who died interstate, title to the property described herein was vested in her two surviving siblings, **JOE M. MORGAN and JOHN G. MORGAN,** by operation of law.

6. **JOE M. MORGAN** and **JOHN G. MORGAN**, were duly appointed Co-Personal Representatives/Affiants of the **ESTATE OF MARY E. MORGAN** (Probate Case NO. 17P96, Circuit Court of Davidson County – Probate Division).

7. The undersigned Grantors desire to and do herein quitclaim our interest in the subject property to **JOE M. MORGAN and JOHN G. MORGAN**, so that they alone will be the owners of the property.

TO HAVE AND TO HOLD said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **JOE M. MORGAN and JOHN G. MORGAN,** their successors and assigns, forever. jgm 6-19-17

WITNESS the signatures of the parties, the day and date of their respective notary acknowledgments.

WITNESS MY HAND on this 18th day of June, 2017.

Joe M. Morgan
JOE M. MORGAN

John G. Morgan
JOHN G. MORGAN

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before the undersigned Notary Public in and for said State and County, the within named JOE M. MORGAN, with whom I am personally acquainted or proved to me on satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this 18th day of June, 2017

Pamela McCary
Notary Public

My commission expires: May 5, 2020

PAMELA McCARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before the undersigned Notary Public in and for said State and County, the within named JOHN G. MORGAN, with whom I am personally acquainted or proved to me on satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this 18th day of June, 2017

Pamela McCary
Notary Public

PAMELA McCARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

My commission expires: May 5, 2020

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0.00.

John G. Morgan
AFFIANT

Sworn to and subscribed before me this the 18th day of June, 2017

Pamela McCary
Notary Public

PAMELA McCARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

My Commission Expires: May 5, 2020

The preparer of this deed makes no warranty or representation as to the accuracy of the description. This deed was made without benefit of title search, and the preparer of this deed makes no representation as to the status of the herein described property.