This transfer is exempt from the Tennessee
Real estate according tax pursuant to
T.C.A. § 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00

JAY P MORGAN
Affiant

Subscribed and sworn before me this 2 day of November, 2018

OLIVIA PARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

Notary Public

My Commission Expires: 9/6/22

**This instrument was prepared by:**
Leighton G. Linning
Gordon Law Group, PLC
49 Music Square West, Suite 505
Nashville, TN 37203

Karen Y Johnson Davidson County
Batch# 158508 **DEEDQC**
11/13/2018 11:33:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181113-0111666

## QUIT CLAIM DEED

| *New Owner(s)* | *Send Tax Bills To* | *Map & Parcel Nos.* |
|---|---|---|
| Felicia Fawn Beames<br>3628 Donna Kay Drive<br>Nashville, TN 37211 | Felicia Fawn Beames<br>3628 Donna Kay Drive<br>Nashville, TN 37211 | 134-090-0-094.00 |

**WHEREAS**, Jay P. Morgan ("Grantor") and Felicia F. Beames (*formerly Morgan* ("Grantee")) were married and owned a certain tract of land in Davidson County, Tennessee, described below:

LAND in Davidson County, Tennessee, being Lot No. 80, on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666, 667, 668, and 669, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juan C. Valadez, a married person, by deed from Florence J. Berkley, an unmarried woman, dated March 31, 2005, recorded April 4, 2005, of record in Instrument No. 20050404-0036088, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jay P. Morgan and Felicia F. Morgan, husband and wife by Warranty Deed from Juan C. Valadez.

**WHEREAS**, pursuant to the Divorce Decree dated October 3, 2018, entered in Jay Paul Morgan vs. Felicia Fawn Morgan, Fourth Circuit Court of Davidson County, case No. #18D1153, Grantor and Grantee and all marital bonds between them were severed; and

**WHEREAS**, said property is property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises; and

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, I, Jay Paul Morgan ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto Felicia Fawn Beames (*formerly Morgan* ("Grantee")), all of my right, title and interest in and to the following described real property located 3628 Donna Kay Drive, Nashville, TN 37211, in Davidson County, Tennessee; and

Property commonly known as: 3628 Donna Kay Drive, Nashville, TN 37211.

**BEING** all of the same property conveyed to Jay P. Morgan and Felicia F. Morgan, husband and wife, by Warranty Deed from Juan C. Valadez, an unmarried man, in Deed Book & Page 20150609-0054159, Register's Office of Davidson County, Tennessee.

WITNESS my hand this 2ND day of NOVEMBER, 2018

Jay Paul Morgan - Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, JAY PAUL MORGAN, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence) and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of NOV., 2018.

OLIVIA PARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES Sept 2022

Notary Public

My Commission Expires: 9/6/22

*This Quitclaim Deed Was Prepared By:*
GORDON LAW GROUP, PLC
49 Music Square West, Suite 505
Nashville, Tennessee 37203