Karen Johnson Davidson County
Batch# 204080 DEEDQC
03/11/2019 09:40:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190311-0021789

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **THE ESTATE OF HUGH W. MORGAN,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **LARRY DALE MORGAN AND PEGGY SUE MORGAN, HUSBAND AND WIFE,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee and being a portion of the Hugh W. Morgan property as recorded in Book 5876, page 621, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the southeast corner of the Danny W. Morgan property as recorded in Book 6044, page 991, Register's Office of Davidson County, Tennessee;

Thence along the easterly line of the Danny W. Morgan property North 09° 42'00" West a distance of 143.56 feet;

Thence, North 25° 34'00" East a distance of 104.80 feet;

Thence, North 16° 03'00" West a distance of 500.00 feet;

Thence, northerly line of the Danny W. Morgan property South 73° 57'00" West a distance of 11.99 feet;

Thence, along a new line North 07° 39'51" West a distance of 954.93 feet;

Thence, along the northeast line of the Hugh W. Morgan property North 89° 44'00" East a distance of 85.20 feet;

Thence, along the easterly line of the Hugh W. Morgan property South 14° 15'00" East a distance of 1665.28 feet to the northerly margin of Burkitt Road;

Thence, along said margin South 88° 15'00" West a distance of 56.11 feet;
Thence, South 80° 00'00" West a distance of 73.15 feet;
Thence, South 74° 45'00" West a distance of 102.40 feet;
Thence, South 69° 00'00" West a distance of 12.98 feet to the Point of Beginning; containing 6.10 acres or 265,644 square feet.

Being a portion of the same property conveyed to Hugh W. Morgan and wife, Martha S. Morgan, by deed from Lorene Y. Chadwell, a single person, of record in Book 5876, page 621, dated April 23, 1982, Register's Office for Davidson County, Tennessee.

Martha S. Morgan, married, died intestate in Davidson County, Tennessee on the 9th day of September, 2002, leaving said property to her spouse, Hugh W. Morgan. Hugh W. Morgan, unmarried, died intestate on the 9th day of September, 2018, leaving his only children and heirs, Danny W. Morgan, and Larry Dale Morgan.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

IN TESTIMONY WHEREOF he/she has/have hereunto set his/her hand(s) and seal(s) this 7th day of March, 2019.

THE ESTATE OF HUGH W. MORGAN

BY: Danny W. Morgan
DANNY W. MORGAN, CO-EXECUTOR AND INDIVIDUAL CAPACITY

BY: Larry Dale Morgan
LARRY DALE MORGAN, CO-EXECUTOR AND INDIVIDUAL CAPACITY

STATE OF TENNESSEE **COUNTY OF RUTHERFORD**

On the 7th day of March, 2019, before me, personally appeared **DANNY W. MORGAN and LARRY DALE MORGAN**, as **Individuals and as Co-Executor's of The Estate of Hugh W. Morgan**, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged, upon oath, the execution of same to be his free and act and deed.

Witness my hand and official seal this 7th day of March, 2019.

My Commission Expires: 1/24/21

Sheri L. Morgan
Notary Public

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is –0- Larry Dale Morgan

Affiant

Sworn to and subscribed to before me this 17th day of March, 2019.

My Commission Expires: 1/24/21

Sheri L. Morgan
Notary Public

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map/Parcel: P/O 187-42.00
Mail Tax Bills to:/Address of owner: Larry Dale Morgan 6842 Burkitt Rd
Antioch TN 37013