Karen Johnson Davidson County
Batch# 204080 DEEDQC
03/11/2019 09:40:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190311-0021790

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, **DANNY WADE MORGAN AND NAOMI RUTH 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 northwest corner of the Larry Dale Morgan property as recorded in Book 6623, page 477, Register's Office of Davidson County, Tennessee;

Thence along the westerly line of the Hugh W. Morgan property North 13° 00'00" West a distance of 1273.32 feet;

Thence, along the northerly line of the Hugh W. Morgan property South 88° 00'00" East a distance of 410.00 feet;

Thence, along the easterly line of the Hugh W. Morgan property South 04° 42'00" East a distance of 204.75 feet;

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

Thence along the northerly line of the Danny W. Morgan property as recorded in Book 6044, page 991, Register's Office for Davidson County, Tennessee, South 73° 57'00" West a distance of 133.01 feet;

Thence, northerly line of the Larry Dale Morgan property South 73° 57'00" West a distance of 122.80 feet to the Point of Beginning and containing 9.01 acres or 392,373 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 7 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 7 day of March, 2019, before me, personally appeared **DANNY W. MORGAN and LARRY DALE MORGAN**, as **Individual 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 7 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- Danny W. Morgan

Affiant

Sworn to and subscribed to before me 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

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: Danny W. Morgan

6844 Burkitt Rd.
Antioch, TN. 37013