Karen Johnson Davidson County
DEEDQC
Batch# 216151 3 pgs
04/10/2019 10:45:35 AM
Fees: $17.00 Taxes: $0.00
20190410-0032640

THIS INSTRUMENT PREPARED BY: STATE OF TENNESSEE

Charles Michels
TPMBLaw
2908 Poston Ave.
Nashville, TN 37203

COUNTY OFDAVIDSON

New Owner/Responsible Taxpayer
Jeremy Edward Morris
5008 Drakes Branch Road
Nashville, TN 37218

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 3rd day of April, 2019

Notary Public

My Commission Expires:

Map # 58
Parcel # 185

Quitclaim Deed

This deed made by Lloyd Michael Morris of 4260 S Orange Ave., Fresno, CA 93725, Grantor, unmarried, to Jeremy Edward Morris, 5008 Drakes Branch Road, Nashville, TN 37218, grantee.

Grantor,in consideration of the settlement entered between Lloyd Michael Morris and Jeremy Edward Morris in Davidson County Case No. 11P1429, the Estate of Deborah Morris, and Davidson County Case No. 15P411, the Estate of Christopher Morris, does release and quitclaim to granteeGrantor's interest in the property, which he inherited as sole heir of Christopher M. Morris in Instrument #20190402-0029785, the following-described property in Davidson County, Tennessee:

Tract I:

Beginning at a railroad spike in the center of Drakes Branch Road; said railroad spike being located 120.2 feet northwestwardly in the center of Drakes Branch Road from the northwest comer of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 82 degrees 50 minutes East 264.8 feet to an iron pin; thence South 84 degrees 25 minutes East 625.0 to an oak tree; thence South 67 degrees 35 minutes West; 220.0 feet to a tree in a fence then South 34 degrees 46 minutes West 99.1 feet to an iron pin; thence South 13 degrees 38 minutes West 70.0 feet to a fence comer; thence North 86 degrees 16 minutes West 293.9 feet to an existing iron pipe; thence North 11 degrees 21 minutes West 177.6 feet to an existing iron pipe; then South 79 degrees 6 minutes West 261.7 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 120.2 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211 dated November 5, 1971.

Tract II:

Beginning at a railroad spike in the center of Drakes Branch Road, said railroad spike being 247.2 feet northwestwardly in the center of Drakes Branch Road from the northwest comer of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 86 degrees 50 minutes East 570.5 feet to an iron pin; then North 7 degrees 21 minutes East 80.2 feet to an iron pin; then South 81 degrees 28 minutes East 284.5 feet to an iron pin; thence South 12 degrees 27 minutes East 226.5 feet to an oak tree; then North 84 degrees 25 minutes West 625.0 feet to a fence post; thence South 82 degrees 50 minutes West 264.8 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 127.0 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No. 7, in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said county, and described according to a survey by C. Barry Greer, Tennessee Registered Surveyor No. 211, dated November 15, 1971.

Being the same property conveyed to Ralph R. Peay and wife, Janice E. Peay by deed from Charles Edward Ray and Thomas Edward Ray, of record in Book 5714, page 764, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Janice E. Peay by deed from Ralph R. Peay, of record in Book 8021, page 193, Register's Office for Davidson County, Tennessee. The said Janice E. Peay having since died intestate on January 11, 2010. Trena Louise Rogers was appointed Administrator of the Estate of Janice Elaine Peay by Order of the Probate Court for Davidson County, Tennessee, Docket No. I 0P-355. By Order dated July 29, 2011 the Probate Court approved the contract for sale of real property by the Administrator, Trena Louise Rogers, conveyed by Warranty Deed to Christopher M. Morris, unmarried, as shown in Instrument 20110815-0062635, Register's Office for Davidson County, TN.

This is improved property known as: 5008 Drakes Branch Road, Nashville, TN 37218.

Dated April 3rd, 2019
Lloyd Michael Morris Lloyd Michael Morris

State of California
County of Fresno

Personally appeared before me, the undersigned, the within named Lloyd Michael Morris, the grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledges that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Fresno, California, this ___ of April, 2019.

AC
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno)

On 04/03/2019 before me, Arnulfo Luna
(insert name and title of the officer)

personally appeared Lloyd Michael Morris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ARNULFO LUNA
Commission # 2136202
Notary Public - California
Fresno County
My Comm. Expires Dec 10, 2019