Karen Johnson Davidson County
Batch# 309606 DEEDQC
11/01/2019 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191101-0112598

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Randall Keith Morgan and
Sharon Ann Morgan, Co-Trustees
Randall and Sharon Morgan Trust
209 Ennismore LN
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
160 14 0B 041.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Randall K. Morgan (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Randall Keith Morgan and Sharon Ann Morgan, Co-Trustees, and their successors in trust, of the Randall and Sharon Morgan Trust dated 11/1/2019, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit Number 5741 of 2nd Revision, Brentwood Trace Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 5524 at page 415 and amended in Book 5537, page 988 and Book 5545, page 510, the Plat of which is of record in Plat Book 5200 at Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Randall K. Morgan by Warranty Deed from Matthew Chance, unmarried, of record at Instrument No. 20070123-0009388, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 5741 Brentwood Trace, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 1st day of November, 2019.

Randall K. Morgan, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Randall K. Morgan, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of November, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from transfer tax pursuant to T. C. A. §67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 1st day of November, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

201911010112598

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of November, 2019.

Meghan E. Reed

Notary Public

My Commission Expires: September 7, 2021

