THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND THE CURRENT DEED OF RECORD AT TIME OF PREPARATION. NO TITLE SEARCH WAS PERFORMED, AND PREPARER MAKES NO WARRANTIES AS TO STATUS OF TITLE AT TIME OF PREPARATION.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Barbara M. Regg	Same as Owner	118 04 0 117.00
2828 Glenoaks Drive		
Nashville, TN 37214		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

Karen Johnson Davidson County
Batch# 322373 DEEDQC
12/02/2019 08:36:17 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20191202-0123146

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $150,000.00

Barbara M. Regg
Affiant

SUBSCRIBED and sworn to before me on this the 30 day of October, 2019.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission expires:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, WE, **GLENDA M. CRUZE, JOHN D. MORGAN, JR. and BARBARA M. REGG, being all of the heirs of Edna B. Morgan (deceased),** hereby convey to **BARBARA M. REGG, a married person,** all our interest in and to the following land, to wit:

LAND in Davidson County, TN, being Lot No. 53 on the Plan of Hurdwood Heights, Section 2, of record in Book 2300, Page 38, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description of said lot.

SAID Lot No. 53 fronts 60 feet on the Easterly side of Rosehaven Drive and runs back 166 feet on the Northerly line and 166.4 feet on the Southerly line to a dead line measuring 60 feet thereon.

BEING the same property conveyed to EDNA BELLE MORGAN, unmarried by Deed dated December 3, 1996, and executed by MARGARET A. TIMBS, unmarried and recorded in Deed Book 10282, Page 382, Register's Office for Davidson County, TN.

The said Edna Belle Morgan, unmarried died on June 9, 2018, and the said GLENDA M. CRUZE, JOHN D. MORGAN, JR. And BARBARA M. REGG are her sole and only heirs pursuant to Affidavit of Heirship recorded 12.2.19, as Instrument No. 20191202.0123145, Register's Office for Davidson County, TN. No probate has been filed in the Probate Court for Davidson County, TN.

This is improved property known as 2206 Rosehaven Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 30 day of October, 2019.

Glenda M. Cruze
GLENDA M. CRUZE

John D. Morgan Jr.
JOHN D. MORGAN, JR.

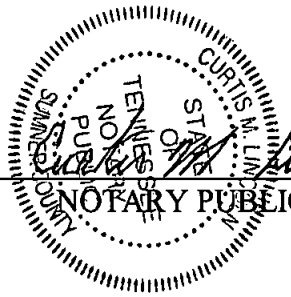
Barbara M. Regg
BARBARA M. REGG

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, GLENDA M. CRUZE, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 30 day of October, 2019.



NOTARY PUBLIC

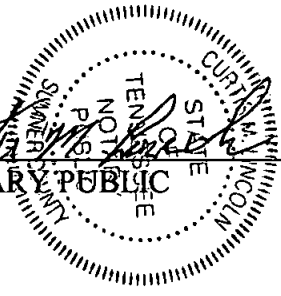
My Commission Expires: 4-26-22

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOHN D. MORGAN, JR., the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 30 day of October, 2019.



NOTARY PUBLIC

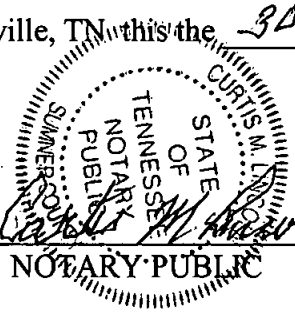
My Commission Expires: 4-26-22

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BARBARA M. REGG, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN this the 30 day of October, 2019.



NOTARY PUBLIC

My Commission Expires: 1-26-21