Karen Johnson Davidson County
Batch# 426603 DEEDQC
06/26/2020 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200626-0069234

QUITCLAIM DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

AJ–QCD-20-2917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eva J. Morris	**New Owner**	**070030A03900CO**
(NAME)	(NAME)	
2917 Nocturne Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LORETTA J. MORRIS, AVA JANINE MORRIS, AND EVA J. MORRIS

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EVA J. MORRIS

HER HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 39, ON THE PLAN OF REVISION ONE, PHASE TWO, NOCTURNE FOREST, OF RECORD IN INSTRUMENT NO. 20030122-0008632, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LORETTA J. MORRIS, AVA JANINE MORRIS, AND EVA J. MORRIS, BY DEED FROM EVA J. MORRIS, OF RECORD IN INSTRUMENT NO. 20070301-0025594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: 2917 Nocturne Forest Drive, Nashville, TN, 37207

Witness my hand this the 24 day of June, 2020.

LORETTA J. MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **LORETTA J. MORRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of June, 2020.

Notary Public

My Commission Expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Witness my hand this the 24 day of June, 2020.

EVA J. MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **EVA J. MORRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of June, 2020.

Notary Public

My Commission Expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Witness my hand this the 25 day of June, 2020.

AVA JANINE MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State AVA **JANINE MORRIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of June, 2020.

Notary Public
My Commission Expires: July 30, 2023

CHIQUITA WARE NOTARY My Comm. Exp. July 30, 2023 PUBLIC DAVIDSON COUNTY, GEORGIA

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY