Karen Johnson Davidson County
Batch# 475408 DEEDQC
09/15/2020 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200915-0104816

QUITCLAIM DEED

AJ–QCD-20-616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-3-2021
(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-3-2021

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)
Princilla Evans Morris	**New Owner**	**08207044300**
(NAME)	(NAME)	
4241 Hallmark Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(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,

WILLIAM MARK MORRIS, INDIVIDUALLY, AND PRINCILLA EVANS MORRIS, AS EXECUTRIX OF THE ESTATE OF WILLIAM W. MORRIS

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

PRINCILLA EVANS MORRIS, UNMARRIED

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 39 ON THE PLAN OF VILLAGE MANOR, AS OF RECORD IN BOOK 3300, PAGE 55, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 30.58 FEET ON THE WEST SIDE OF NORTH FIFTH STREET AND RUNS BACK 138.87 FEET ON THE NORTH LINE AND 136.59 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 30.67 FEET.

BEING THE SAME PROPERTY CONVEYED IN INSTRUMENT NO. 20010404-0032709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CREATING A TENANCY BY THE ENTIRETY IN MARY HEAD MORRIS AND WILLIAM W. MORRIS. THE SAID MARY HEAD MORRIS HAVING DIED JANUARY 15, 2005, TITLE VESTED IN THE SAID WILLIAM W. MORRIS. THE SAID WILLIAM W. MORRIS HAVING DIED TESTATE ON JANUARY 14, 2016, WITH A WILL DEVISING THE SAME PROPERTY TO WILLIAM MARK MORRIS.

PRINCILLA EVANS MORRIS, AS EXECUTRIX OF THE ESTATE OF WILLIAM W. MORRIS, HEREBY JOINS TO CONVEY ANY INTEREST THAT THE ESTATE OF WILLIAM W. MORRIS MAY HAVE IN SAID PROPERTY.

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: 616 N 5th Street, Nashville, TN, 37207

Witness my hand this the 9th day of September, 2020.

WILLIAM MARK MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **WILLIAM MARK 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September 2020.

Notary Public

My Commission Expires: 05-08-2023

SANCHEZ HAMMONDS
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 05-08-2023

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

Witness my hand this the 14 day of September, 2020.

PRINCILLA EVANS MORRIS, AS EXECUTRIX OF THE ESTATE OF WILLIAM W. MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **PRINCILLA EVANS 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 as Executrix of the Estate of William W. Morris.

Witness my hand and official seal, this the 14 day of September, 2020.

Notary Public

My Commission Expires:

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