Karen Johnson Davidson County
Batch# 491558 DEEDQC
10/07/2020 12:52:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201007-0116471

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Susan A. Basham 4005 Harding Place Nashville, Tennessee 37215	Morgan Family Investments 1615 9th Avenue SW Olympia, WA 98503-5217	Map 86, Parcels 54 and 224

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Richard A. Johnson, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Susan A. Basham
Affiant

MICHAEL BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of October, 2020.

NOTARY PUBLIC
My Commission Expires: September 6, 2022

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Susan A. Basham, Personal Representative of the Estate of William Dodson Akin, ("Grantor") by these presents, does hereby quitclaim and convey unto Susan A. Basham ("Grantee"), her heirs and assigns, all of her right, title and interest, in and to the following described land in Davidson County, Tennessee:

Tract 1:
Bounded by Central Pike, the old Tennessee Central Railroad right-of-way, Dodson Chapel Road, the property of Davidson County Board of Education and the older right-of-way of the N.C.&St.L. Railway (Lebanon Branch, now abandoned) as shown on Field Book No. 4D-8600 in the Office of the Metropolitan Tax Assessor of the Metropolitan Government of Nashville and Davidson County, Tennessee, and further shown on Parcel No. 54 of Map 86 of the Mapping System of the Planning Commission of said Metropolitan Government. Quitclaim

Tract 2:
Being Parcel No. 224 on Tax Map 86 in the tax records of Davidson County, said parcel being bounded on the North by new Old Hickory Blvd., on the west by Dodson Chapel Road, on the South by property of Julia W. Swift and on the east by Chandler Road. Deed to Quitclaim

Tracts 1 and 2 being the same property conveyed to Morgan Family Investments, LLC, as to an undivided 50% interest, Susan A. Basham as to an undivided 25% interest and William D. Akin, as to an undivided 25% interest, as tenants-in-common, by deed from Harold Edwin Stanford, Jr. and Susan A. Basham, Executrix of the Estate of Sara Dodson Stanford, of record as Instrument No. 20020206-0016741, said Register's Office, the said William D. Akin having since died. Per documents filed in Probate Case No. 19P723, Susan A. Basham was appointed as Personal Representative. By Affidavits of Heirship, of record as Instrument Nos. 20190830-0088023 and 20190830-0088036, said Register's Office, Susan A. Basham is the only heir of William D. Akin.

This is property located at 3647 Central Pike and on Dodson Chapel Road, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2020.

Susan A. Basham

Susan A. Basham, Personal Representative of the Estate of William Dodson Akin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan A. Basham, Personal Representative of the Estate of William Dodson Akin, the 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 seal, at office in Nashville, Tennessee, this the 1st day of October, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires September 6, 2022

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY