Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 600616 DEEDQC
03/26/2021 08:50:57 AM 1 pg
Fees: $12.00 Taxes: $0.00
20210326-0039885

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **KATIE MAI ABERNATHY,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **JOE A. MORGAN,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being one-fifth of the triangular tract of land bounded on the north by Mount View Road, bounded on the south by CSX Transportation railroad, and bounded on the west by Chung. This property is currently known as Parcel 16300014400, Tax Assessor's Office of Davidson County, Tennessee.

Being part of the same property conveyed to John M. Morgan and wife, Beulah N Morgan by deed from John H. Morgan dated December 15, 1959 of record in Book 2997, page 304, Register's Office of Davidson County, Tennessee. The said John H Morgan died on November 27, 1970 leaving Beulah N. Morgan as his sole surviving heir. Beulah N. Morgan died November 14, 2008. Her Last Will and Testament has been duly probated in the Probate Court of Davidson County, Tennessee. The Last Will and Testament of Beulah N. Morgan devised her estate as follows: one-fifth to Hugh Wade Morgan, one-fifth to John Hubbard Morgan, one-fifth to Katie Mai Abernathy, one-fifth to be divided equally between the heirs of Lillie Marie Harding (Joseph H. Harding and Steven W. Harding as the sole heirs of Lillie Marie Harding), one-tenth to Michael Johnson and one-tenth to Shirley Allison.

Also being the same one-tenth property conveyed to Joseph H. Harding and Steven Harding by Warranty Deed from Shirley Allison, dated March 12, 2010, appearing of record in Instrument No. 20100318-0020277, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinance and health department regulations that may affect the premises; in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 19th day of March, 2021.

KATIE MAI ABERNATHY

Katie Mai Abernathy

STATE OF TENNESSEE **COUNTY OF** Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATIE MAI ABERNATHY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 19th day of March, 2021.

My Commission Expires: 12/21/24

Notary Public Sheri L. Morgan

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 19th day of **March, 2021.**

My Commission Expires: 12/21/24

Sheri L. Morgan
Notary Public

Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd, Unit 16, Murfreesboro, TN 37129
Map/Parcel: 163-144.00
Send Tax Bills To New Owner: Joe Morgan, 4701 Rock Springs Rd, Smyrna, TN 37167

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY