THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 648938 DEEDQC
06/03/2021 10:32:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210603-0074448

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Paul B. Morrow 3216 Sennadale Drive Nashville, TN 37207	Owner	050 14 0 239.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LaKeshia M. Tinsley**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Paul B. Morrow**, hereinafter called the Grantee, his successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot No. 265** on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said County.

Said Lot fronts 75 feet on the easterly side of Sennadale Lane and runs back 143.8 feet on the northerly line and 145 feet on the southerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Paul Morrow et ux, Bennie S. Morrow, by Warranty Deed from Melvin Garrison et ux, Gloria Garrison, filed on 05/29/1979, at Book 5441, page 485, Davidson County Register of Deeds. Paul Morrow died prior to Bennie S. Morrow, making her the surviving Tenant by the Entirety during her life. Bennie S. Morrow is now deceased.

According to that Affidavit of Heirship filed at **Instrument No.** 20210603-0074447 Davidson County Register of Deeds, Bennie S. Morrow was an unmarried widow at the time of her death, and she only ever gave birth to or adopted two children in her lifetime, namely LaKeshia M. Tinsley and Paul B. Morrow, the herein noted Grantor and Grantee, respectively.

This is property commonly known as 3216 Sennadale Drive, Nashville, TN 37207.

Witness my hand, this 2 **day of** June, **2021:**

LaKeshia M. Tinsley

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 2nd day of June, **2021**:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF June, **2021**:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY