Karen Johnson Davidson County
Batch# 657563 DEEDQC
06/16/2021 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210616-0080906

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Ark Title Group, LLC
1612 Westgate Cir., Ste 115
Brentwood, TN 37027

File No.: TN-21-03154

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel**
Jennifer Cook and Julie Christy 8221 Lenox Creekside Dr., Unit B-6 Antioch, TN 37013	Jennifer Cook and Julie Christy 8221 Lenox Creekside Dr., Unit B-6 Antioch, TN 37013	181-02-0A-048.00-CO

THIS INDENTURE made this 4th day of May, 2021, between, **Robert Michael Morrison, Jr., and Mark Webster Morrison**, First Parties, and **Jennifer Cook a/k/a Jennifer B. Cook and Julie Christy,** Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See Attached "Exhibit A"

This property is not the homestead of either Grantor nor any family member related to either Grantor.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 4th day of May, 2021.

Robert Michael Morrison, Jr.

Robert Michael Morrison, Jr.

Mark Webster Morrison

Mark Webster Morrison

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Michael Morrison, Jr.**, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 4th day of May, 2021.

Notary Public

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Webster Morrison**, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 4th day of May, 2021.

Notary Public

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF 7/26/2021

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2021.

Notary Public

My Commission Expires: 9.2.2024

Exhibit A

Land in Davidson County, Tennessee, being Unit No. B-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Carol A. Burke, unmarried by Warranty deed from Robert Morrison, unmarried of record in Instrument No. 20110307-0017749 Register's Office for Davidson County, Tennessee, dated February 28, 2011 and recorded on March 07, 2011. (Value of consideration shown in aforementioned deed $124,250.00.) Carol A. Burke died on November 26, 2020. Her Will was probated for Muniment of Title and an Order Probating Last Will and Testament for Muniment of Title Only was entered in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee, Davidson County (Probate Division), in Docket No. 21P489 and recorded as Instrument Number 202106160080903, Register of Deed's Office for Davidson County, Tennessee. The Last Will and Testament of Carol A. Burke is recorded as Instrument No. 202106160080904, Register of Deed's Office for Davidson County, Tennessee, and bequeaths the property to Jennifer Cook and Julie Jones. Julie Jones is now known as Julie Christy.

Also being the same property conveyed to Robert Morrison and Saundra K. Morrison, both unmarried persons, by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080626-0065992, Register's Office for Davidson County, Tennessee, dated June 25, 2008 and recorded on June 26, 2008. (Value of consideration shown in aforementioned deed $129,578.00.) Said Robert Morrison and Saundra K. Morrison were divorced at the time they obtained title to the property and said Robert Morrison is also known as Robert Morrison, Sr., as attested to by the Affidavit of record as Instrument No. 202106160080905, Register's Office for Davidson County, Tennessee. Saundra K. Morrison died on September 22, 2009, and her estate was probated in Docket No. 09P-1548, Davidson County, Tennessee, Seventh Circuit Court (Probate Division). Her death was prior to that of the above referenced conveyance Robert Morrison, Sr., made to Carol A. Burke. **This Deed is made to correct the fact that the interest owned by the heirs of Saundra K. Morrison was never conveyed in the above referenced Deed to Carol A. Burke.** Saundra K. Morrison was unmarried at the time of her death. Per the Last Will and Testament of Saundra K. Morrison a/k/a Saundra Keel Morrison a/k/a Saundra Morrison, at the time of her death her interest in the property vested in her two sons Robert Michael Morrison, Jr., and Mark Webster Morrison.

Being also known as 8221 Lenox Creekside Dr Unit 6 B-6 Antioch, Tennessee 37013.

True Copy Certification

I, Brittany N Counts, 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.

State of North Carolina

County of Mecklenburg

Personally appeared before me, Signa Eitelgeorge (name of notary), a notary public for this county and state, Brittany N Counts (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 12-30-2023

Notary Seal (if on paper)

SIGNA EITELGEORGE
NOTARY PUBLIC
My Comm. Expires 12/30/2023
CABARRUS COUNTY, NC