Karen Johnson Davidson County
Batch# 779641 DEEDQC
12/23/2021 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0170151

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF MINNESOTA)
COUNTY OF DAKOTA)

Actual consideration for this transfer is -$0-.

Ruth P Morgan
AFFIANT

Subscribed and sworn to before me on this day, December 17th, 2021.

Notary Public

My Commission Expires: 01/31/2024

KIMBERLY J PERRON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/20

New Owner Address:
Ruth P. Morgan, Trustee
105 Oxton Hill Lane
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
117-11-G-3CO

QUITCLAIM DEED

Ruth P. Morgan ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Ruth P. Morgan, Trustee of Ruth P. Morgan Trust Agreement, dated December 3, 2021** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

860386.1/2011927

WITNESS my hand on this day, December 17th, 2021.

Ruth P Morgan

Ruth P. Morgan

STATE OF MINNESOTA)
COUNTY OF DAKOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruth P. Morgan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 17th, 2021.

K Perron

Notary Public

My Commission Expires: 01/31/2024

Notary's Seal

KIMBERLY J PERRON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the PUD Boundary and Final Subdivision Plat of Oxton Hill, Revision One, of record in Book 8250, page 781, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to H. Brooks Morgan and wife, Ruth P. Morgan by Warranty Deed from Phillip Trella and wife, Pamela Threadgill Trella, of record as Instrument No. 20070820-0099698, Register's Office for Davidson County, Tennessee. H. Brooks Morgan having died November 1, 2020 and Ruth P. Morgan being sole owner by rights of survivorship.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 105 Oxton Hill Lane, Nashville, Tennessee 37215.

True Copy Certification

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17th.

Affiant Signature

Date: December 20, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, December 20, 2021.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

860386.1/2011927