Karen Johnson Davidson County
Batch# 798067 DEEDQC
02/01/2022 10:40:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220201-0011449

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Seth Keith Morris
Taylor Standish Ivey
1303 61st Avenue N.
Unit A
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
10408-0-231

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Seth Morris**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Seth Morris, unmarried and Taylor Standish Ivey, unmarried as Tenants in Common**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 1303 61st Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160815-0084749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Seth Keith Morris, an unmarried man by Warranty Deed from Margaret McLoughlin, a single woman, of record in Instrument 20211021-0141352, Register's Office for Davidson County, Tennessee.

This is improved property known as 1303 61st Ave. North, Unit A, Nashville, TN 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 17th day of December, 2021.

Seth Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Seth Morris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of December, 2021.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 17th day of December, 2021.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires: 3/7/2023