Karen Johnson Davidson County
Batch# 893892 DEEDQC
07/26/2022 11:49:40 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220726-0085294

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **LARRY DALE MORGAN, MARRIED** 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, UNMARRIED,** all their 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:

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 John H. 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 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 testate 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.

Also being the same one-fifth property conveyed Joe A. Morgan, unmarried by Quitclaim deed from Katie Mai Abernathy, dated March 19, 2021, appearing of record in Instrument No. 20210326-0039885 of the Register's Office of Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she/we has/have hereunto set his/her hand(s) and seal(s) this 18th day of July, 2022.

Larry Dale Morgan Beu Peggy Morgan

LARRY DALE MORGAN

STATE OF TENNESSEE COUNTY OF Davidson

On the 18th day of July, **2022,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **LARRY DALE MORGAN,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed. Peggy Morgan appeared & signed as Power of Attorney for Larry Morgan

Witness my hand and official seal this 18th day of **July, 2020**

My Commission Expires: 6/23/25

Stacie Alexander
Notary Public

STACIE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
26 **Day of** JUN, 2022
D. Hayes, **Deputy Register**

is –0-

Affiant

y of July, 2020.

Stacie Alexander
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 A. Morgan, 4701 Rock Springs Road, Smyrna, TN 37167