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# 902851 DEEDQC
08/12/2022 11:27:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220812-0091794

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 this 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.:
Karen Lavender and Gary Ravenscroft 500 N. Osceola Ave, Apt 210 Clearwater, FL 33755	Owner	033-16-0-247.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robyn Morshead**, hereinafter called the Grantor, currently vested with a 50% interest in the below described property, do hereby Quitclaim unto **Karen Lavender, as to a 49% interest,** and unto **Gary Ravenscroft, as to a 1% interest**, hereinafter called the Grantees, their 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:

Land in Davidson County, Tennessee, being **Lot No 34-A**, Zone Lot Division of Primrose Meadows, Section One, of record in Book 4675, page 18, amended in Book 5800, page 310, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Karen Lavender (as to a 49% undivided interest) and husband, Gary Ravenscroft (as to a 1% undivided interest), and Robyn Morshead, married (as to a 50% undivided interest), as tenants in common by Quitclaim Deed from Karen Lavender and Gary Ravenscroft, of record on December 19, 2014, at Instrument No. 20141219-0116345, Davidson County Register of Deeds.

The result here is that Karen Lavender is vested with a 98% interest in the property, and Gary Ravenscroft is vested with a 2% interest in the property.

This is property commonly known as 1237 N. Graycroft Avenue, Nashville, TN 37115.*
*Note: An address is not a legal description of real property.

Witness our hands, this 26 **day of** July, **2022:**

Robyn Morshead

Robyn Morshead

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 **Robyn Morshead**, 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 26 day of July, **2022**:

Notary Public

My Commission Expires: _____

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

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

Aaron Fortner, Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 DAY OF July, **2022**:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON