Karen Johnson Davidson County
Batch# 906539 DEEDQC
08/23/2022 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220823-0094956

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter McNairy Morgan, III and Anne Zimmerman Morgan, Co-Trustees 200 Evelyn Avenue Nashville, TN 37205	Same	116-6-46 Davidson County

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WALTER M. MORGAN, III and wife, ANNE Z. MORGAN (collectively, the "Grantors"), hereby quitclaim and convey to WALTER MCNAIRY MORGAN, III and ANNE ZIMMERMAN MORGAN, CO-TRUSTEES OF THE WALTER MCNAIRY MORGAN, III AND ANNE ZIMMERMAN MORGAN COMMUNITY PROPERTY TRUST, dated August 17, 2022, as amended, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17 day of August, 2022.

WALTER M. MORGAN, III

ANNE Z. MORGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Walter M. Morgan, III and Anne Z. Morgan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 17th day of August, 2022.

Notary Public

My Commission Expires:_____

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2022.

Notary Public

My Commission Expires:

_____

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

EXHIBIT A

Being Lot 1 on the plan of Deerfield, of record in Book 7900, page 207, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the southeasterly margin of Harding Road (U.S. Highway 70), at the northerly end of the easterly return curve at the intersection of Harding Road and Evelyn Avenue (a 50-foot right-of-way); thence, in a northeasterly direction, with the southeasterly margin of Harding Road, with a curve to the right having a radius of 2,506.50 feet, a distance of 270.00 feet to an iron pin, said curve having a chord bearing and distance of North 43° 08' 07" East 269.87 feet; thence, leaving said margin of Harding Road, South 32° 16' 36" East 520.00 feet to an iron pin; thence, South 54° 10' 13" West 205.17 feet to an iron pin in the northeasterly margin of Evelyn Avenue; thence, in a northwesterly direction, with the northeasterly margin of Evelyn Avenue, with a curve to the left having a radius of 1,344.96 feet, a distance of 212.61 feet to a concrete monument, said curve having a chord bearing and distance of North 43° 39' 43" West 212.38 feet; thence, continuing with the northeasterly margin of Evelyn Avenue, North 48° 11' 26" West 95.44 feet to a concrete monument; thence, continuing with the northeasterly margin of Evelyn Avenue, with a curve to the right having a radius of 750.00 feet, a distance of 113.21 feet to an iron pin at the southerly end of the easterly return curve at the intersection of Harding Road and Evelyn Avenue, said curve to the right having a chord bearing and distance of North 43° 51' 59" West 113.10 feet; thence, with the aforesaid easterly return curve, being a curve to the right having a radius of 50.00 feet, a distance of 69.46 feet to the point of beginning, said return curve having a chord bearing and distance of North 00° 15' 13" East 64.01 feet; and containing 2.88 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Dudley Brown Morgan and Walter M. Morgan, Jr. to Grantors dated December 28, 1990, of record in Book 8245, page 465, Register's Office for Davidson County, Tennessee.

33358003.3

Certificate of Authenticity

I, Lucretia Albert, 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 August 17, 2022.

Date

Lucretia Albert

Affiant Signature

08/17/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2022.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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