Karen Johnson Davidson County
Batch# 931718 DEEDQC
10/19/2022 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221019-0114173

Name and Address of New Owner:
Mark Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To:
Mark Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 012-00-0-026.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Morris and Kelley Morris, husband and wife,** "the Grantor ," convey and quitclaim unto **Mark Morris and Kelley Morris, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Council District of Davidson County and being a portion of land conveyed to Mark and Kelly Morris DB 20220309 0026849 R.O.D.C.T. and more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 08/18/22:

Beginning at an existing iron pin in the southerly margin of Lickton Pike, said pin a common corner to Tract 2 of the same survey and being the most northeast corner of herein described tract; Thence now leaving said margin with Tract 2 for the next 3 calls: S 17°16'38"W 343.28 feet to a set iron pin; Thence S 44°39'19"E 285.25 feet to set iron pin; Thence S 22°22'01"E 84.77 feet to an existing iron pin, said pin being in the northerly line of Yvonne Leggett AF- 20160302 0020069 R.O.D.C.T.; Thence now leaving said Tract 2 with said Leggett S 72°46'31"W 137.51 feet to an existing pipe, said pipe being a common corner to Robin Ott WB- 20030508 0061513 R.O.D.C.T.; Thence now leaving said Leggett with said Ott for the next 5 calls: S 72°51'54"W 416.48 feet to an existing iron pin; Thence N 13°54'15"E 166.88 feet to a (point); Thence N 02°06'53"W 141.77 feet to a (point); Thence N 12°19'03"W 149.38 feet to a (point); Thence N 11°14'51"E 237.35 feet to a (point) in the southerly margin of Lickton Pike; Thence now leaving said Ott with said margin for the next 2 calls: N 74°19'33"E 230.17 feet to a point; Thence with a curve to the right with a radius of 1104.36 feet and having a chord bearing and chord of N 77°40'07"E 130.12 feet to the point of beginning containing 5.542 acres.

The above described is subject to a 100 feet T.V.A. Easement.

Being part of the same property conveyed to Mark Morris and Kelley Morris, husband and wife by Warranty Deed from Paul Martyn Winters, a married man of record in Instrument No. 20190417-0035426, Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 17, 2019. (Value of consideration shown in aforementioned deed $232,500.00.)

Being part of the same property conveyed to Cara Davis, a single woman, by

Warranty Deed from Mark Morris and Kelley Morris, husband and wife, of record in Instrument No. 20200902-0099842, Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 02, 2020. (Value of consideration shown in aforementioned deed $550,000.00.)

Being part of the same property conveyed to Tennessee Voices for Children, Inc., a Tennessee Not for Profit Corporation, by Warranty Deed from Cara Davis, a single woman, of record in Instrument No. 20220111-0003695, Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022. (Value of consideration shown in aforementioned deed $630,000.00.)

Being part of the same property conveyed to Mark Morris and Kelley Morris, Husband and Wife, by Warranty Deed from Tennessee Voices for Children, Inc., a Tennessee not for Profit Corporation, of record in Instrument No. 20220309-0026849, Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 9,2022.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 6495 Lickton Pike, Goodlettsville, Tennessee 37072.

The purpose of this conveyance is to memorialize of record a change in the boundary lines with the adjoining tract also vested in the parties herein.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the _____ day of October, 2022.

_____(SEAL)
Mark Morris

Kelley Morris (SEAL)
Kelley Morris

202210190114173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of October, 2022, before me personally appeared Mark Morris and Kelley Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of October, 2022.



Notary Signature
My commission expires: 11/8/22

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of October, 2022.



Notary Signature
My commission expires: 11/8/22

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-19-22.

Affiant Signature

10-19-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON