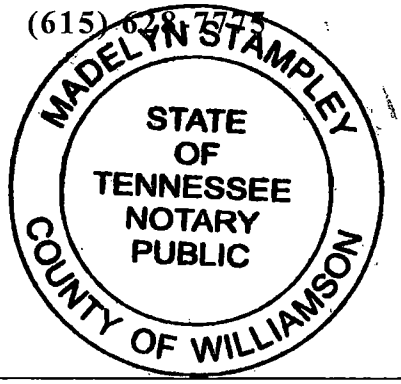
Karen Johnson Davidson County
Batch# 943307 DEEDQC
11/21/2022 12:00:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221121-0123221

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775



STATE OF TENNESS

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 16th day of November 2022.

Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Morgan Family Trust 204 Burns Avenue, Unit 10 Nashville, TN 37203	Morgan Family Trust 204 Burns Avenue, Unit 10 Nashville, TN 37203	104-02-3J-006.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jim Morgan, a married man, does hereby quitclaim, transfer and convey unto James M. Morgan Jr. and Michelle R. Morgan, as Trustees of the Morgan Family Trust dated November 16, 2022, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 6 of West Park Village, established pursuant to the provision of the Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now and hereafter established

over, through and upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Jim Morgan, a married man, from Alfredo Arguello and Dreama Arguello, husband and wife, by Warranty Deed dated August 3, 2022, and recorded on August 5, 2022, Document No. 20220805-0089254, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 204 Burns Avenue #10, Nashville, Tennessee 37203

Witness my hand this 16th day of November 2022.

Jim Morgan, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Jim Morgan, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, November 16, 2022.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Madelyn Stampley, Notary Public
My commission expires: October 26, 2026