# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 958073 DEEDQC
01/05/2023 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230105-0000966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Garside & Hunter, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Crystal Leigh Morgan and Michael Brandon Morgan** | **Same** | |
| (NAME) | (NAME) | **094-01-0-458.00** |
| **922 Boscobel Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

**CRYSTAL LEIGH MORGAN (FORMELY KNOWN AS CRYSTAL THOMAS) AND MICHAEL BRANDON MORGAN, WIFE AND HUSBAND** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

**CRYSTAL LEIGH MORGAN AND MICHAEL BRANDON MORGAN, WIFE AND HUSBAND** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**BEING LOT NO. 67 ON THE PLAN OF SHELBY VILLAGE, NO. TWO, OF RECORD IN BOOK 1835, PAGE 48, AS AMENDED IN BOOK 1977, PAGE 205, AND IN BOOK 2040, PAGE 493, AND IN BOOK 2032, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO CRYSTAL THOMAS, UNMARRIED, BY WARRANTY DEED FROM MARTHA F. WILSON, OF RECORD IN INSTRUMENT NUMBER 20070214-0018479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THE SAID CRYSTAL THOMAS BEING NOW KNOWN AS CRYSTAL LEIGH MORGAN.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

*[Signatures to appear on the following page]*

*[Signature page of Quitclaim Deed]*

This is **improved** property known as: **1506 Electric Avenue, Nashville, TN 37206**

Witness our hands this the 5th day of January, 2023.

**Crystal Leigh Morgan**

**Michael Brandon Morgan**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Crystal Leigh Morgan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2023.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Brandon Morgan**, the within named bargainor, 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 and official seal, this the 5th day of January, 2023.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 1/5/23.

Date

Affiant Signature

1/5/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of January, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)