This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 985834 DEEDQC
03/29/2023 09:41:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230329-0022775

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1828 Green Hills Drive Trust u/a/d March 21, 2023 1828 Green Hills Drive Nashville, TN 37215	SAME	131-03-0-090.00

We, **CLINTON MORGAN and BIANCA NUDD,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto the **1828 GREEN HILLS DRIVE TRUST U/A/D MARCH 21, 2023,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clinton Morgan and Bianca Nudd by Warranty Deed from Hyde Construction Group, LLC of record in Instrument No. 20230317-0019421, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 1828 Green Hills Drive, Nashville, TN 37215

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of March, 2023.

CLINTON MORGAN

BIANCA NUDD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clinton Morgan and Bianca Nudd, the 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 and seal on this 21 day of June, 2023.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21 day of June, 2023.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23