Karen Johnson Davidson County
Batch# 995891 DEEDQC
04/25/2023 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230425-0030342

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 21, 2023.

Notary Public

My Commission Expires: 7.8.23

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
George Simpson Morgan, Jr., Trustee
5004 Hammersmith Court
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number
092 08 0 080.00

QUITCLAIM DEED

George S. Morgan, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **George Simpson Morgan, Jr., Trustee of The George Simpson Morgan, Jr. Revocable Living Trust, dated April 21, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, April 21, 2023.

George S. Morgan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George S. Morgan, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, April 21, 2023.

Notary Public

My Commission Expires: 7/3/23



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of George I. Waddey's Subdivision of Lots Nos. 17, 18, 19, 20 and 21 in the Subdivision of the Power Property, as of record in Book 547, page 130, Register's Office for said County.

Said Lot No. 13 fronts 44 feet on the northerly side of Pearl Street, and runs back, between parallel lines, with the easterly margin of 19th Avenue North, 150 feet to a dead line.

Being the same property conveyed to George S. Morgan, Jr., and wife, Ingrid C. Morgan by Warranty Deed from Nettie Carr, Executrix of the Estate of Bessie Y. Dooley, with full power of sale without court approval, of record in Book 8238, page 209, Register's Office for Davidson County, Tennessee. Ingrid C. Morgan having died November 24, 2022, and George S. Morgan, Jr. being sole owner by rights of survivorship.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 1812 Pearl Street, Nashville, TN 37203.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 April 21, 2023.

Affiant Signature

Date: April 25, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, April 25, 2023.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-2026

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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