Karen Johnson Davidson County
Batch# 1011085 DEEDQC
06/05/2023 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230605-0042311

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Michael Morello<br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of June, 2023.<br><br>Lindsay Hamada<br>Notary Public<br>My Commission Expires: |

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Michael D. Morello and<br>Karen Lea Coover, Trustees<br>495 Brentlawn Drive<br>Nashville, Tennessee 37220 | SAME | 117 16 0 177.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that 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 sufficiency of which are hereby acknowledged, **Michael D. Morello**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Michael D. Morello and Karen Lea Coover, Trustees of the Michael & Karen Morello Family Trust, established by the Revocable Trust Agreement of Michael D. Morello and Karen K. Morello dated May 16, 2022**, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this 5th day of June, 2023.

Michael Morello

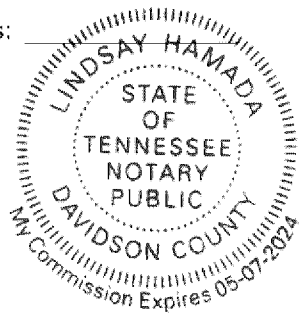
**Michael D. Morello**

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 Michael D. Morello, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of June, 2023.

My Commission Expires: _____




Lindsay Hamada
Notary Public

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot number 38 and the East 15 feet of lot number 37 on the Plan of S.F. and C.D. Morrow Subdivision of Certain Lots in Nathan McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

Said Lot number 38 and part of Lot number 37 front together 65 feet on the North side of Morrow Street (or Avenue) and run back between parallel lines 163.5 feet to an alley.

Being the same property conveyed to Michael D. Morello by deed from Ray Pruett, of record as Instrument No. 20121022-0096504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) current and subsequent years' State and County taxes, which have been assumed by the Grantee; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; and (6) all applicable governmental and zoning regulations.

This is improved property known as 1112 Morrow Avenue, Nashville, Tennessee 37204.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 June 5, 2023.

June 5, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024