THIS INSTRUMENT PREPARED BY:
Aaron R. Winters, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 1017597 DEEDQC
06/22/2023 08 17 40 AM 4 pgs
Fees $23 00 Taxes $544 64
20230622-0047221

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Charles Justin Morris 2077 Shaw Road Goodlettsville, Tennessee 37072	Same	02400011600

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SHERRY ANN FUDGE, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto CHARLES JUSTIN MORRIS, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A.

The Subject Property is improved property located on 2077 Shaw Road, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee, his, heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

<Signatures and notary acknowledgments appear on the following page >

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 19 day of June, 2023.

GRANTOR:

Sherry Ann Fudge.
SHERRY ANN FUDGE

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, AARON WINTERS, a Notary Public of said County and State, personally appeared SHERRY ANN FUDGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 19TH day of June, 2022.

AARON WINTERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-22-2026

Notary Public

My Commission Expires: 04/22/26

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration given for this transfer or value of property conveyed (whichever is greater) is One Hundred Forty-Seven Thousand Two Hundred and 00/100 Dollars ($147,200.00).

Sherry Ann Fudge
AFFIANT

Sworn to and subscribed before me, this 19TH day of June, 2023

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 04-22-2026

Notary Public

My Commission Expires: 04/22/26

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

BEING a certain tract of land situated in the 10th Civil District of Davidson County, Tennessee, and containing 174,300 square feet, more or less, and described according to a survey dated September 21, 1972, by A.E. Dye, Surveyor, as follows:

BEGINNING at an iron pin in the southerly margin of Shaw Road, 20 feet south of the center of Shaw Road, being the northeast corner of Jones Property and the northwest corner of this lot; thence with the margin of Shaw Road S 86 deg. 45' in an easterly line 300 feet to an iron pin, being the northeast corner of this lot; thence S 6 deg. 37' E in a southerly line 581 feet to an iron pin; thence N 86 deg. 45' W in a westerly line 300 feet to an iron pin; thence N 6 deg. 37' in a northerly line with the line of Jones 581 feet to the beginning, and containing 174,300 square feet, more or less.

BEING the same property conveyed to Sherry D. Fudge by Quitclaim Deed from Albert E. Douglas, of record Instrument No. 20090721-0068458, in the Register's Office for Davidson County, Tennessee