Karen Johnson Davidson County
Batch# 1018281 DEEDQC
06/23/2023 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230623-0047870

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day June 23, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

New Owner Address:
Stewart Mark Morrison and
Cathy J. Morrison, Co-Trustees
1415 Springfield Highway
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Map-Parcel Number:
007 14 0 006.00

QUITCLAIM DEED

Cathy J. Morrison ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Stewart Mark Morrison and Cathy J. Morrison, Co-Trustees of the Morrison Family Trust, dated June 23, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, Stewart Mark Morrison, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 23, 2023**.

Cathy J. Morrison

Stewart Mark Morrison

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Cathy J. Morrison and Steward Mark Morrison**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 23, 2023.

Notary Public

My Commission Expires:

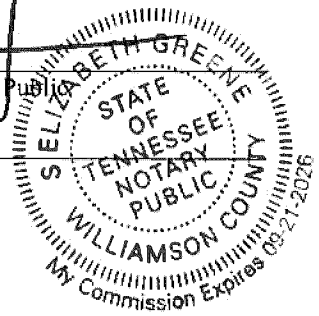


EXHIBIT A

BEING Lot 94, Section Four, Grizzard Manor, of record in Book 4675, Page 156, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jay C. Jernigan, Jr. and wife, Norene P. Jernigan, from Mary Euple Vinson and Max B. Vinson, by deed of record in Book 8677, Page 677, Register's Office for Davidson County, Tennessee. Jay C. Jernigan, Jr. having subsequently died on January 29, 2023, and wife, Norene P. Jernigan, having subsequently died on February 14, 2023, and said property having passed by intestate succession to their daughter, Cathy J. Morrison, as set forth in further detail in that certain Affidavit of Heirship of record in Instrument No. 20230421-0029555, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1413 Springfield Highway, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 23, 2023.

Affiant Signature

6/23/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 23, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-21-2026