Karen Johnson Davidson County
Batch# 1018281 DEEDQC
06/23/2023 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230623-0047871

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Cathy J. Morrison
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

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 0 005.00

QUITCLAIM DEED

Stewart Mark Morrison and Cathy J. Morrison, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim 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.

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**.

Stewart Mark Morrison

Cathy J. Morrison

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Stewart Mark Morrison and Cathy J. 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 persons executed the foregoing instrument as such persons' 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:

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

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 95 on the plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

Included in the above described property but excluded from this conveyance are the following described parcels conveyed to the State of Tennessee by deed from Vernon E. Rager and wife, Eva C. Rager, dated August 18, 1983, of record in Book 6121, Page 690, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER 1:
Beginning at a point on the southern-most comer of the Vernon E. Rager and wife property, said point being on the present northeast right-of-way line of State Route 11 on highway project 19032-2207-04; thence northwestwardly 145 feet more or less along said present right-of-way line to a point; thence North 41 degrees 11 minutes 16 seconds East 8 feet more or less along Rager's northwest property line to a point on the proposed northeast right-of-way line of State Route 11 being 50 feet right at paper located Station 162+82.52; thence South 48 degrees 44 minutes East 145 feet along said proposed right-of-way line to a point; thence South 41 degrees 11 minutes 16 seconds West 6 feet more or less along Rager's southeast property line to the point of beginning and containing 1,160 square feet and being a part of the property conveyed from Goodlettsville Development Company, Inc. to Vernon E. Rager and wife, Eva C. Rager, of record in Book 5184, page 217, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER 2:
Being a strip of land 145 feet more or less in length and lying northeast of and adjacent to the proposed northeast right-of-way line on State Route 11 of Highway Project 19032-2207-04 varying in width from 2 feet more or less along the Vernon E. Rager and wife southeast property line to 5 feet more or less along the northwest property line of said tract and containing 400 square feet.

Being the same property conveyed to Stewart Mark Morrison and Cathy J. Morrison, husband and wife, from Mattie Marie Keeler, b/t/s/p/a Mattie Marie Craig, an unmarried person, by deed of record in Instrument No. 20200826-0096843, 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 1415 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 09-21-2026