Karen Johnson Davidson County
Batch# 1018281 DEEDQC
06/23/2023 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230623-0047872

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

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

Notary Public

My Commission Expires: 8-21-2026

SENZABEE GREENE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 8-21-2026

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 0 007.00

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 Stewart 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: _____

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

EXHIBIT A

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GRIZZARD MANOR, SECTION FOUR, OF RECORD IN BOOK 4675, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PARCELS OF LAND; AS CONVEYED BY DEED OF RECORD IN BOOK 6174, PAGE 166, SAID REGISTER'S OFFICE.

PARCEL NUMBER 1
BEGINNING AT A POINT IN THE INTERSECTION OF THE PRESENT NORTHEAST RIGHT-OF WAY OF STATE ROUTE 11 WITH THE PRESENT NORTHWEST RIGHT-OF-WAY OF GRACELAND DRIVE ON HIGHWAY PROJECT 19032-2207-04; THENCE CURVING RIGHT AND NORTHWESTERLY 21 FEET MORE OR LESS ALONG THE PRESENT RIGHT-OF-WAY LINE OF STATE ROUTE 11 TO A POINT; THENCE NORTHWESTARDLY 285 FEET MORE OR LESS ALONG SAID PRESENT RIGHT-OF-WAY TO A POINT; THENCE NORTH 41 DEGREES 11 MINUTES 16 SECONDS EAST 7 FEET MORE OR LESS ALONG THE NORTHWEST BOUNDARY OF' MID-TENN. WHOLESALE FLORISTS, INC. TO A POINT ON THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE SAID POINT BEING 50 FEET RIGHT AT PAPER LOCATED STATION 159+97.52; THENCE SOUTH 48 DEGREES 48 MINUTES 44 SECONDS EAST 304.52 FEET ALONG SAID PROPOSED RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 2,400 SQUARE FEET AND BEING PART OF THE PROPERTY CONVEYED BY JERRY C. HANKINS, TO MID-TENN. WHOLESALE FLORISTS, INC. OF RECORD IN BOOK 6093, PAGE 534, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BY THIS INSTRUMENT THE GRANTORS HEREBY CONVEY A TEMPORARY CONSTRUCTION EASEMENT OUTSIDE OF THE PROPOSED RIGHT-OF-WAY LINE. THE TITLE TO THE PROPERTY DESCRIBED BELOW REMAINS VESTED IN THE GRANTOR AND IS TO BE USED BY THE STATE OF TENNESSEE, ITS CONTRACTORS OR ITS ASSIGNED FOR A PERIOD OF THREE (3) YEARS.

PARCEL NUMBER 2
BEING A STRIP OF LAND 308 FEET MORE OR LESS IN LENGTH AND LYING NORTH EAST OF AND ADJACENT TO THE PROPOSED NORTHEAST RIGHT-OF-WAY LINE OF STATE ROUTE 11 ON HIGHWAY PROJECT 19032-2207-04 VARYING IN WIDTH AS FOLLOWS: 12 FEET MORE OR LESS ALONG THE PRESENT NOR'THWEST RIGHT-OF-WAY. OF GRACELAND DRIVE; 8 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 157+52 MORE OR LESS, 2 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 158+00 MORE OR LESS; 7 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 158+50 MORE OR LESS; THENCE 2 FEET MORE OR LESS AT RIGHT OF PAPER LOCATED STATION 159+00 MORE OR LESS; 4 FEET MORE OR LESS ALONG THE NORTHWEST BOUNDARY OF MID-TENN. WHOLESALE FLORISTS, INC. AND CONTAINING 1,720 SQUARE FEET.

Being the same property conveyed to Jay C. Jernigan and wife, Norene P. Jernigan, from Wilford E. Bailey and wife, Phyllis Ann Bailey, by deed of record in Book 9546, Page 111, 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 Affidavit of Heirship of record in Instrument No. 20230421-0029554, 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 1405 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:

