THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1040058 DEEDQC
08/18/2023 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230818-0064751

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Robyn Morshead 9006 FOREST LAWN DRIVE BRENTWOOD, TN 37027	Owner	72-15-67.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Karen Lavender**, hereinafter called the Grantor, do hereby Quitclaim unto **Robyn Morshead**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, **LOT 53-A**, JAMES BURNS SUBDIVISION, ZONE LOT DIVISION OF LOTS NOS. 52, 53 AND 54, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 98, AMENDED IN PLAT BOOK 6250, PAGE 629, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Karen Lavender and Robyn Morshead by Quitclaim Deed from Karen Lavender, filed on 12/16/2014, at Instrument No. 20141219-0116346, Davidson County Register of Deeds.

This is property commonly known as 2109B Burns Street, Nashville, TN 37216.*
*Note: An address is not a legal description of real property.

Witness my hand, this 8 **day of** MAY, **2023:**

Karen Lavender

STATE OF Fl.

COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Lavender**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of May, **2023**:

Notary Public

My Commission Expires: _____

ANTHONY P. GRANESE
MY COMMISSION # HH78527
EXPIRES: January 28, 2025

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF May, **2023**:

Notary Public

My Commission Expires: _____

ANTHONY P. GRANESE
MY COMMISSION # HH78527
EXPIRES: January 28, 2025

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredricksm, 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 May 8, 2023 (date of document).

Date: 8/18/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 18th day of August, 2023.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____