Prepared by.
McColpin & Coffman, PLLC
Attorneys at Law
829 McCallie Avenue
Chattanooga, TN 3740
File to:
Chattanooga Title Inc

CT File# 23-035

Karen Johnson Davidson County
Batch# 1047521 DEEDQC
09/08/2023 08 04 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20230908-0070424

GRANTEE:	MAIL TAX BILL TO:	MAP PARCEL #
James William Morris, Trustee	James William Morris, Trustee	176-5-B 115CO
5016 Singing Hills Drive	5016 Singing Hills Drive	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of this is hereby acknowledged, **JAMES WILLIAM MORRIS, Unmarried** (hereinafter referred to as "Grantor"), does hereby transfer, convey and forever quitclaim unto **JAMES WILLIAM MORRIS, TRUSTEE, and successor/or trustees, of THE MORRIS REVOCABLE TRUST, DATED JUNE 21 2023, pursuant to Certificate of Trust of record in Book** 20230908 **, Page** 0070423 **, in the Register's Office of Davidson County, Tennessee** (hereinafter referred to as "Grantee") **with full power to sell and convey or lease the real estate herein described for such price and on such terms as she may see fit, or to mortgage or convey the same to a Trustee to secure borrowed money, or to exchange the property herein conveyed for other property or interest in other property, without the beneficiary or beneficiaries joining in such conveyance and the purchaser or purchasers and the beneficiary or beneficiaries and the lessee or lessees shall not be required to look to the application of the proceeds of said sale, lease, mortgage or Deed of Trust,** all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

Lot Number 213 on the Plan of Hickory Woods Estates, Section "C", of record in Plat Book 6900, Page 885 thru 887, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description..

PRIOR TITLE SOURCE: Being the same property conveyed to JAMES WILLIAM MORRIS from CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., by Deed recorded in the Register's Office of Davidson County, Tennessee in Book 10284, Page 903.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All notes, stipulations, restrictions, easements, conditions and regulations, as shown, described or noted on said recorded plat.

WITNESS my hand this 25th day of August, 2023.

James William Morris

JAMES WILLIAM MORRIS

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of ~~August~~ August, 2023, before me personally appeared **JAMES WILLIAM MORRIS,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public-

My Commission Expires: January 11, 2026

KATICA ZECEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The grantors hereby swear or affirm that the actual consideration for this transfer is EXEMPT under TCA 67-4-409 (a)(1)(C)(vi).

"No title examination has been made by the preparer and McColpin & Coffman, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that McColpin & Coffman, PLLC has prepared this instrument upon information furnished, examined and proof read by the parties. The parties have also been advised to carefully proof read the document and if any errors are found after the recording of the document, the parties will pay for the preparation and filing of any corrections."