Karen Johnson Davidson County
Batch# 1051908 DEEDQC
09/20/2023 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230920-0073813

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Etta M. Willis,** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **James T. Morris, Jr.,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lots Nos. 165 and 166 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville as of record in Book 161, Page 53, Register's Office for said county, described as follows:

Beginning on the northerly margin of Cleveland street formerly Joy Avenue at a point 50 feet westerly from the westerly margin of North Second Street; thence with the northerly margin of Cleveland Street westerly 50 feet; thence northerly parallel with the westerly margin of North Second Street 100 feet to the line between Lots Nos. 164 and 165; thence with said line easterly 50 feet' thence southerly 100 feet to the beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number 20220324-0034153, in said Register's Office.

Mattie C. Morris having since deceased on March 21, 2023, leaves James T. Morris, Jr. as her sole heir.

IN TESTIMONY WHEREOF I have executed this instrument the 14th day of **September, 2023.**

Etta M. Willis
Etta M. Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Etta M. Willis,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **September, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.00.

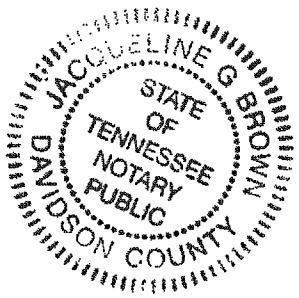
AFFIANT

SUBSCRIBED AND SWORN before me this the 14th day of September, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

PROPERTY ADDRESS:	**125 Cleveland St.** **Nashville, TN 37207**
TAX PARCEL NO.:	08203008000
PROPERTY OWNER: OWNER'S ADDRESS:	**James T. Morrris, Jr.** **125 Cleveland Street** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owner at Property Address** **125 Cleveland Street** **Nashville, TN 37207**



Certificate of Authenticity

I, Holly A. Mason, 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 September 14 2023.

Affiant Signature

9/14/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of September 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026