Karen Johnson Davidson County
Batch# 1051912 DEEDQC
09/20/2023 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230920-0073817

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, **James Thomas Morris, Jr., LaBrina Winfrey, and Etta M. Willis, a single woman, retaining a life estate** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **LaBrina Winfrey and Etta M. Willis, retaining a Life Estate,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Hillhurst Acres, Section 3, of record in Plan Book 2331, Page 86, Register's Office for said County.

Said Lot No. 37 fronts 140 feet on the westerly margin of Rich Acres Drive, and extends back 219.8 feet on the northerly line and 222.3 feet on the southerly line to a dead line in the rear, measuring 140 feet thereon.

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 of record at Instrument Number 20211018-0139707 in said Register's Office.

James Thomas Morris, Jr. and LaBrina Winfrey warrant that the above described property was never used as their primary or marital residence.

IN TESTIMONY WHEREOF I have executed this instrument the 12th day of **September, 2023.**

James Thomas Morris, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James Thomas Morris, Jr.**, 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

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

LaBrina Winfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **LaBrina Winfrey.**, 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.**

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

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**2905 Rich Acres Drive** **Nashville, TN 37207**
TAX PARCEL NO.:	06011000700
PROPERTY OWNER: OWNER'S ADDRESS:	**Etta M. Willis, retaining a Life Estate, and LaBrina Winfrey** **2905 Rich Acres Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Etta M. Willis, retaining a Life Estate, and LaBrina Winfrey** **2905 Rich Acres Drive** **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