Karen Johnson Davidson County
Batch # 1102627 DEEDQC
02/21/2024 08:34:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240221-0011732

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Jennifer Wayn Morton 428 Ewing Lane Nashville, TN 37207	Same	060 01 0 036.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Jennifer Wayn Morton v. Richard Ray Morton, Davidson County Third Circuit Court, No, 23D-688, and the actual consideration given for the transfer is $0.00.

Jennifer Morton
Affiant

TAYLOR LEE RIPPE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

SUBSCRIBED AND SWORN TO before me this 14th day of February, 2024.

Taylor L Rippe
Notary Public

My Commission Expires: 7-7-2027

WHEREAS, Richard Ray Morton ("Grantor") and Jennifer Wayn Morton ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Jennifer Wayn Morton v. Richard Ray Morton, Davidson County Third Circuit Court, No, 23D-688; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Richard Ray Morton, the Grantor, does hereby convey, remise, release and forever quitclaim unto Jennifer Wayn Morton, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from him and vested in the Grantee:

Land in Davidson County, Tennessee being Lot No. 30 on the map of ALDRICH HEIGHTS, SECTION ONE, as of record in Book 2083, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Jennifer Morton and husband, Richard Morton by Warranty Deed from Larry Lee Savage and wife, Delores Patricia Savage, of record instrument 20070105-0002322, Register's Office for Davidson County, TN.

This conveyance is subject to easements and restrictive covenants of record.

This is improved property known as 428 Ewing Lane, Nashville, TN 37207.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1 day of February, 2024.

RICHARD RAY MORTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RICHARD RAY MORTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2024.

Notary Public

My commission expires: May 5, 2025

D. SCOTT PARSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY