Karen Johnson Davidson County
Batch# 1131868 DEEDQC
05/07/2024 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033554

This Instrument Prepared By and Returned To:	The actual consideration for this transfer is $0
Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067	Affiant Sworn to and subscribed before me this 25th Day of April, 2024. Notary Public My Commission Expires: 04/20/2027
After Recording Return To The Above.	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INDENTURE, made this 25th Day of April, 2024, among:

TAYLOR J. MORLEY, SOLE OWNER,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TAYLOR MORLEY, TRUSTEE OF THE TJM TRUST DATED APRIL 25, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 742, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Brownstones At Creative Way, a Townhouse Planned Unit Development (A Horizontal Property Regime) with Private Elements of record as Instrument No. 20191126-0122335 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor J. Morley, sole owner, by Warranty Deed from Samaroo Development Group, LLC, a Limited Liability Company dated May 26, 2021, and recorded May 28, 2021, in Instrument No. 20210528-0072309 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 742 Inspiration Blvd., Madison, TN 37115.

THIS DEED has been prepared solely upon information furnished by **Taylor J. Morley.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

TAYLOR J. MORLEY

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 25th Day of April, 2024.

Notary Public
My Commission Expires: 09/20/2025

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Taylor Morley, Trustee
TJM Trust dated April 25, 2024
742 Inspiration Blvd.
Madison, TN 37115

Responsible Party For Taxes:

Taylor Morley, Trustee
TJM Trust dated April 25, 2024
742 Inspiration Blvd.
Madison, TN 37115

Tax Map and Parcel: 051140B03400CO

Certificate of Authenticity

I, Trent Linville, 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 04/25/2024.

Date

Affiant Signature

04/25/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25 day of April, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY