This Instrument Prepared From
Information from the Parties By:
Attorney Racquel Peebles
511 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S)	SEND TAX BILLS TO:	Map - Group - Parcel
William Allen Morgan 1471 Floyd Road Eagleville, TN 37060	Same	094 13 0 051.00

Karen Johnson Davidson County
Batch # 1134659 DEEDQC
05/14/2024 03:12:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240514-0035688

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration:

I, the undersigned, **MICHAEL LEE DAVIS** ("Grantor") hereby quitclaim unto **WILLIAM ALLEN MORGAN** ("Grantee") all of Grantor's one-fourth (¼) right, title and interest in and to certain tracts or parcels of real estate situated in Davidson County, Tennessee, and being more particularly described and made a part hereof in:

Land lying and being Lot No. 2 on Mr. Fred Walker's ReSubdivision of part of Lots 11-12 of Block "L" as shown on the Plan of Hermitage Addition to Nashville, As of record in Book 57, pages 42 and 43, Register's Office of Davidson County, Tennessee, and of record in Book 4885, page 151, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronnie Sanders from Robert D. Dysktar by Deed as shown of record in Book 8384, page 889, Register's Office for Davidson County, Tennessee. Ronnie Sanders conveyed a one-half (1/2) undivided interest in said Real Property to Allen Morgan by Deed as shown in Book 8415, page 816, Register's Office for Davidson County, Tennessee. Alen Morgan having died on January 5, 2002, leaving his spouse Lillian Morgan as his sole heir. Lillian Morgan having died on May 21, 2006. For further reference see docket No. 10P741 of the Probate Court of Davidson County, Tennessee. An Affidavit of Heirship having been recorded on August 22, 2014, at 20140822-0076819 in the Davidson County Register's Office, Tennessee acknowledging the heirs to the ½ interest to William Allen Morgan and Michal Lee Davis.

THIS CONVEYANCE IS MADE subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department; all of record in the Register's Office of Rutherford County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

This is improved property known as 327 Hermitage Avenue, Nashville, TN.

This instrument was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

IN WITNESS whereof, I have hereunto set my signature, this 3 day of May, 2024.

Grantor:

MICHAEL LEE DAVIS, an individual

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **MICHAEL LEE DAVIS**, the within named Grantor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 3 day of May, 2024.

Notary Public

My commission expires:

MITCHELL E. SHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-19-2026

I hereby swear or affirm that the actual consideration given for this transfer is - 0 - .

Affiant

Sworn to and subscribed before me this the 3 day of May, 2024.

Notary Public

My commission expires:

MITCHELL E. SHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-19-2026