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	162 01 0 048.00

Karen Johnson Davidson County
Batch # 1134659 DEEDQC
05/14/2024 03:12:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240514-0035689

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-half (1/2) 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 in Davidson County, Tennessee, being Lot No. 30 on the Plan of Addition to Southwood of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 196 feet on the north easterly margin of Delvin Drive and runs back between lines measuring 249.71 feet on the north westerly side and 157.22 feet on the southeasterly side to a dead line in the rear on which it measures 217.2 feet.

Being the same property conveyed to Allen Morgan and wife Lillian W. Morgan from Neal J. Hardy of Washington, D.C. as Federal Housing Commissioner by Deed as shown of record in deed book 3502, page 84 of the Register's Office for Davidson County, Tennessee. Allen Morgan having died intestate on January 5, 2002, leaving his spouse Lillian Morgan as his sole heir. Lillian Morgan having died intestate 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 20200226-0021419 in the Davidson County Register's Office, Tennessee acknowledging the ownership 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 316 Delvin Drive, 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