This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1141139 DEEDQC
05/31/2024 10:05:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240531-0040403

ADDRESS NEW OWNER AS:

Morgan Houses, LLC
708 Bishopgate Rd
Antioch, TN 37013

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 084-01-0O-001.00 & 084-01-0O-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Mena Morgan, Unmarried

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Morgan Houses, LLC, a Tennessee limited liability company

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Putnam County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units "A and B" of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2610 COLBERT HOMES,A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2610 COLBERT HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20221101-0117906, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20221101-0117906, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mena Morgan, Unmarried by Deed from Elaine Ann Hensley, Executrix of the Estate of Marilyn Francis Bagford dated October 10th, 2022 and filed for record in Instrument No. 20221014-0112689 Register's office of Davidson County, Tennessee.

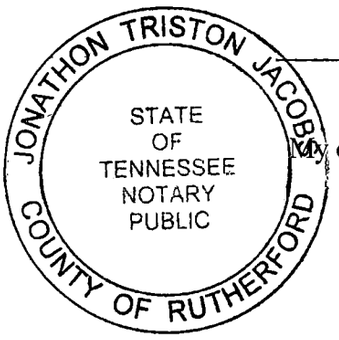
Witnessed our hand and date this 30 day of May 2024

Mena Morgan

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Mena Morgan with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30 day of May, 2024.



My commission expires: 6-23-25

STATE of TENNESSEE
COUNTY of Dk

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed to before me this 30 day of May, 2024.

My commission expires: 6-23-25

Notary Public

