Karen Johnson Davidson County
Batch# 1207071 DEEDQC
11/20/2024 11:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241120-0090368

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF Davidson

(Blank for Register's Office Endorsement Stamp)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of September, 2024.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

SHANNON PANGIA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 4, 2025

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Thomas H. Morgan, Elizabeth S. Morgan, and Margaret Morgan Hausman PO Box 625 White Bluff, TN 37187	Same as Owner	084 16 0 029.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **THOMAS H. MORGAN and wife, ELIZABETH S. MORGAN** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **THOMAS H. MORGAN and wife, ELIZABETH S. MORGAN, a two-thirds (2/3rds) undivided interest held as tenants by the entireties with each other, and to MARGARET MORGAN HAUSMAN, an unmarried woman, a one-third (1/3) undivided interest, as tenants in common with right of survivorship as further described hereinafter** (hereinafter "Grantee"), and their heirs, successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

A small tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of a tract of 10 acres conveyed to John M. Hurt and wife, by deed from W.B. Sneed, Trustee, as of record in Book 519, Page 421, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center line of McGavock Pike, at the northwest corner of the tract conveyed to Roy Verble and wife, by deed of record in Book 721, Page 283, said Register's Office said point being 130 feet North of a point in the center of said road that is West of and opposite the northwest corner of Lot Number 2 on the Map of Hargis Heights Subdivision, as of record in Plat Book 974, Page 82, Register's Office, thence with the center line of said pike, North 5 degrees East 101 feet to the southwest corner of the George R. Moffat Tract; thence with Moffat's South line, South 85 degrees East 689 feet more or less to a point in the line of the land conveyed to Gertrude A. Carter, by deed of record in Book 1339, Page 83, said Register's Office; thence with Carter's line, South 5 degrees West 100 feet more or less to the northeast corner of the Verble land above mentioned; thence with their North line, North 85 degrees West 68 9 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Thomas H. Morgan and wife, Elizabeth S. Morgan by Warranty Deed from William L. James, dated June 28, 2013, and recorded on July 2, 2013 in Instrument No. 20130702-0068020 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 109 McGavock Pike, Nashville, TN 37214.

Pursuant to the foregoing conveyance, upon the death of either Thomas H. Morgan or Elizabeth S. Morgan, the survivor thereof shall succeed to sole ownership of the two-thirds (2/3rds) tenancy in common interest held by them as tenants by the entireties. Upon the death of the last survivor thereof, said interest shall succeed to Margaret Morgan Hausman pursuant to the right of survivorship stated herein. In the event of the death of Margaret Morgan Hausman, her interest shall succeed to Thomas H. Morgan and Elizabeth S. Morgan or to the survivor thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 10 day of September, 2024.

Thomas H. Morgan, Grantor

Elizabeth S. Morgan, Grantor

KIMBERLY R. MOON NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Morgan and Elizabeth S. Morgan, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signature to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 10 day of September, ~~2023.~~ 2024

Commission Expires: July 12, 2025

Kimberly R. Moon
Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 10 day of Sept, 2024

9-10-2024

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 10 day of Sept, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027