QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF Feb, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas W. Morrison, Jr.	SAME	33-08-0-015.00
3384 Mimosa Drive		
Nashville, TN 37211		

Karen Johnson Davidson County
Batch# 1242966 DEEDQC
03/04/2025 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0016377

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **Scott Holyfield** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys all my right, title, and interest unto **Thomas W. Morrison, Jr.**, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Legal Description

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Glencoe Acres, Section 1, of record in Book 1835, pages 137, and 138, Register's Office for said County.

Being the same property conveyed to Tom Morrison, unmarried and Scott Holyfield, unmarried, as joint tenants with right of survivorship by Deed from Derek Andrew Hawkins, a.k.a. Derek A. Hawkins, unmarried of record in Inst # 200501200007400, recorded on 1/20/2005, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property known as:
(X) improved property known as: **3384 Mimosa Drive, Nashville, TN 37211**

Witness my hand this 26 day of Feb, 2025:

Scott Holyfield

Scott Holyfield

STATE OF **TN** ~~Sma~~

COUNTY OF ~~**SUMNER**~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Scott Holyfield,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Davidson, State of TN, this 26 day of Feb, 2025.

Suzanne Anderson

Notary Public

My Commission Expires: 07.07.2027

SUZANNE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Abby L. Windward, 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 2.27.25 (date of document).

Affiant Signature

March 4, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of March, 2025.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: 10/24/28