Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1260385 DEEDQC
04/16/2025 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0028898

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Fruity Farm Trust
421B 35th Avenue N
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map and Parcel No.
092093F00600CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Morgan I. Karr**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Fruity Farm Trust dated April 15, 2025** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit F as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for the M&A Development Townhomes, a horizontal property regime with private elements which is a planned unit development, as shown on record in Instrument No. 20170719-0072835, as amended in Instrument No. 20190521-0048106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Morgan I. Karr, unmarried**, by Warranty Deed dated November 8, 2006, from **Debora Susan Pagach and Kyle Lindahl Pagach, as Trustees of The Pagach Family Trust dated November 8, 2006**, recorded in Instrument No. 20210804-0104657, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **421 35th Avenue N, Unit B, Nashville, TN 37209.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 15th day of April 2025.

Morgan I. Karr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Morgan I. Karr**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 15th day of April 2025.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 15, 2025.

Affiant Signature

April 15, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

