Karen Johnson Davidson County
Batch# 1266069 DEEDQC
04/30/2025 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250430-0033459

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Michael Ross and Ellen Franklin Morgan
5313A Illinois Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 091-11-0; Parcel 132.00)

THIS INSTRUMENT made and entered into on this the 25th day of April, 2025, by and between, **MICHAEL COLUMBUS ROSS,** ("Grantor"), and **MICHAEL ROSS AND ELLEN FRANKLIN MORGAN, HUSBAND AND WIFE,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, Tennessee, being Lot No. 1226, Block No. 177, Extension of Plan No. 1, West Nashville, of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Michael Columbus Ross, unmarried, by Warranty Deed dated November 28, 2022, from Shawn David Brown and Traci Brown, husband and wife, recorded November 30, 2022, in Instrument No. 20221130-0125286, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 5313A Illinois Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 25th day of April, 2025.

MICHAEL COLUMBUS ROSS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Columbus Ross, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 25 day of April, 2025.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 25 day of April, 2025.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: GTS1-2025-94

True Copy Certification

I, Allison Giordano, 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 25th day of April, 2025.

Affiant Signature

4/25/25
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 25 day of April, 2025.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY