Karen Johnson Davidson County
Batch# 1267429 DEEDQC
05/01/2025 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250501-0033819

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 29th day of April, 2025.
My Commission Expires: 6-18-25

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Cynthia Jewell Sawyer Morgan **1007 A Alice Street** **Nashville, TN 37218**	**The Turnkey Foundation, Inc.,** **dba Arbor Financial Group** **1805 East Garry Ave** **Santa Ana, CA 92705-5811**	**070-07D-001.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **Cynthia Jewell Sawyer Morgan, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Cynthia Jewell Sawyer Morgan, an unmarried woman, and Bonnie Neville Morgan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1007 A, as shown on the plan entitled Declaration of Protective Covenants, Conditions and Restrictions for 1007 Alice Avenue Townhomes, Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161209-0129579, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristie Davis McCarthy, an unmarried woman by deed from Think Tank Holdings, LLC, dated April 9, 2018,

Being the same property conveyed to Cynthia Jewell Sawyer Morgan, an unmarried woman, by deed from Kristie Davis McCarthy, an unmarried woman, dated 4-29-25, of record in Instrument No. 20250501-0033737, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: The property is also known as 1007 A Alice Street, Nashville, TN 37218.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Witness my hand this 29 **day of** April **, 2025.**

Cynthia Jewell Sawyer Morgan

Cynthia Jewell Sawyer Morgan

State of Tennessee
County of ~~Williamson~~ Davidson
KSC

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cynthia Jewell Sawyer Morgan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April , 2025.

Karen R. Campbell
Notary Public
My Commission Expires: Sept 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Certificate of Authenticity

I, Nick Harris, 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 **April 29,2025**.

Affiant Signature

4/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY