Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret Morgan Hausman & John Michael Plaskett III 109 McGavock Pike Nashville, TN 37214	New Owner	084 16 O 029.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2025.

Notary Public
My Commission Expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1268397 DEEDQC
05/05/2025 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034327

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple title and for good and valuable consideration, and no monetary consideration, the undersigned **Thomas H. Morgan and wife, Elizabeth S. Morgan, a two-thirds (2/3) 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,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Margaret Morgan Hausman, an unmarried woman, and John Michael Plaskett III, an unmarried man, as joint tenants,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 pint 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 Wed 68.9 feet, more or less to the point of the beginning.

Being the same property conveyed to Thomas H. Morgan and wife, Elizabeth S. Morgan, a two-thirds (2/3) 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 by Quitclaim Deed from Thomas H. Morgan and wife, Elizabeth S. Morgan, of record in Instrument No. 20241120-0090368 in the Register's Office of Davidson County, Tennessee, dated September 10, 2024 and recorded on November 20, 2024.

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 of Davidson County, Tennessee.

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

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.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 28 day of April, 2025.

Thomas H. Morgan

Elizabeth S. Morgan

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, with whom I am personally acquainted or proved upon satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this, the 28 day of April, 2025.

KIMBERLY R. MOON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: July 12, 2025

Tennessee Certification of Electronic Document

I, Emma Howard, 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 May 2, 2025 (date of document).

Emma Howard
Affiant Signature

May 2, 2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL