Karen Johnson Davidson County
Batch# 1274264 DEEDQC
05/19/2025 07:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0038921

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Cynthia J. Morse
AFFIANT

Subscribed and sworn to before me on this day, May 16, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Morse Family Trust
3529 Fair Meadows Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
180040B13000CO

QUITCLAIM DEED

Robert R. Morse and Cynthia, J. Morse, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Morse Family Trust**, dated May 16, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 16, 2025**.

Robert R. Morse

Cynthia J. Morse

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert R. Morse and Cynthia J. Morse**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 16, 2025.

Notary Public

My Commission Expires: _____

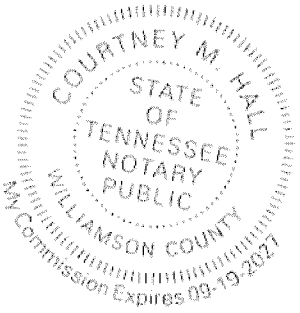


EXHIBIT A

Being Lot No. 89, Brookview Forest Subdivision, Phase 4, as shown on plat of record in Plat shown in Instrument No.20061107-0138639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Robert R. Morse and Cynthia J. Morse, husband and wife, from Scott Reeves Caden and Jessica Leigh Caden, formerly Jessica Leigh Fry, husband and wife, by deed of record in Instrument No. 20101119-0092629, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3529 Fair Meadows Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 16, 2025.

Affiant Signature

5/16/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 16, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09.19.2027