Karen Johnson Davidson County
Batch# 1276151 DEEDQC
05/21/2025 03:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250521-0040136

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Henriette Benedict Morris, Trustee Henriette Benedict Morris Revocable Trust 4112 Estes Road Nashville, TN 37215	Same	116-16-0A-006.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, HENRIETTE B. MORRIS ("Grantor"), hereby quitclaims and conveys to HENRIETTE BENEDICT MORRIS, as Trustee of the HENRIETTE BENEDICT MORRIS REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of Grantor's right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

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

This is improved property known as 4112 Estes Road, Nashville, TN 37215.

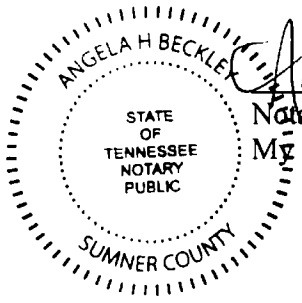
IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of May, 2025.

x Henriette B. Morris
HENRIETTE B. MORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, HENRIETTE B. MORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 19 day of May, 2025.



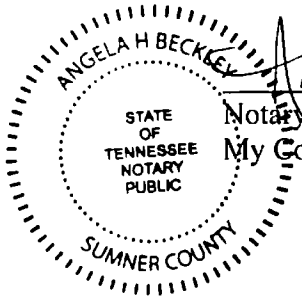
Angela H. Beckley
Notary Public
My Commission Expires: June 29, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Henriette B. Morris
Affiant

Subscribed and sworn to before me, this 19 day of May, 2025.



Angela H. Beckley
Notary Public
My Commission Expires: June 29, 2027

EXHIBIT A

Being condominium Unit No. 3-B as located on Lot No. 3 of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on Exhibit "B" to the master deed and by-laws of "The Garden", Lots 3, 4, 5 and 6 condominiums, of record in Book 5810, page 173, said Register's Office, to which reference is here made for a more complete description of said unit, together with an appurtenant interest in the common and limited common areas as shown on said Exhibit "B" and as set out in Master Deed and by-laws applicable to said Unit 3-B.

Said Unit 3-B is subject to the master deed and by-laws of record in Book 5537, page 793, as made applicable to "The Garden", Lots 3, 4, 5, and 6 condominiums, by instrument of record in Book 5679, page 91, as amended in Book 5810, pages 171-173, said Register's Office.

Being the same property conveyed to Henriette B. Morris from Henriette B. Morris and Andrew B. Benedict, III, as Successor Co-Trustees of the Andrew B. Benedict, Jr. Revocable Trust, by Trustees' Special Warranty Deed dated February 24, 2009, of record in Instrument No. 20090310-0021599, and recorded on March 10, 2009, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, 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 19, 2025.

Date

Lucretia Albert

Affiant Signature

05/19/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of May, 2025

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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