Karen Johnson Davidson County
Batch# 1276300 DEEDQC
05/22/2025 10:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250522-0040314

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 19th day of May, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Alfred J. Morin and Gayle Graham-Morin, Trustees 339 Whitworth Way Nashville, Tennessee 37205	SAME	104 14 0H 018.00 CO 131 06 0B 066.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alfred J. Morin and wife, Gayle Graham-Morin**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Alfred J. Morin and Gayle Graham-Morin, Trustees of the Alfred and Gayle Graham-Morin Trust, established by the Revocable Trust Agreement of Alfred J. Morin and Gayle Graham-Morin dated May 19, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 19th day of May, 2025.

Alfred J. Morin

Gayle Graham-Morin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred J. Morin and Gayle Graham-Morin, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

JEFFREY A. MOBLEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Descriptions

104 14 0H 018.00 CO
339 Whitworth Way, Nashville, Tennessee 37205

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Whitworth, Phase 3, Section 1, as of record in Plat Book 7900, pages 866, 867 and 868 and amended in Plat Book 9582, page 834, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alfred Morin and wife, Gayle G. Morin, by deed from James H. Jones, III and wife, Anne W. Jones, of record in Book 11564, page 302, Register's Office for Davidson County, Tennessee.

Alfred J. Morin and Alfred Morin are one and the same person. Gayle Graham-Morin and Gayle G. Morin are one and the same person.

This conveyance is subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Plan of record in Plat Book 7900, pages 867, as amended in Book 9582, page 834, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 9567, page 185 and Book 9567, page 216, said Register's Office for Davidson County, Tennessee.
4. Designation and Agreement of Declarant of record in Book 9738, page 770, said Register's Office for Davidson County, Tennessee.
5. Deed of Easement of record in Book 9567, page 691, said Register's Office for Davidson County, Tennessee.
6. Deed of Temporary Easement of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.

This is improved property known as 339 Whitworth Way, Nashville, Tennessee 37205.

131 06 0B 066.00 CO
713 Summerwind Circle, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Lot 62, BURTON HILLS VILLAGE OF SUMMER WIND - TRACT 12, as shown on plat of record in Plat Book 6250, Page 811, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alfred J. Morin and Gayle G. Morin, husband and wife, by deed from Elaine Kay as Executor of the Estate of Judith Dilger Ginn, of record as Instrument No. 20160527-0053626, Register's Office for Davidson County, Tennessee.

Gayle Graham-Morin and Gayle G. Morin are one and the same person.

This Con,veyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 284, Plat Book 6250, Page 649 and Plat Book 6250, Page 811.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, Book 6778, Page 532, Book 6778, Page 536, Book 6356, Page 588, Book 6778, Page 510 and Book 6917, Page 736.

Charter of Burton Hills Homeowners Association, Burton Hills Recreational Association and Burton Hills Village of Summerwind Association recorded in Book 6517, Page 505, Book 6517, Page 511 and Book 6778, Page 505.

Easement for Underground Utility, recorded in Book 8063, Page 193.

Agreement by and between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47.

Maximum Square Footage Allocations for the Village of Summerwind - Tract 12 recorded in Book 6778, Page 709 and on Plat in Plat Book 6250, Page 811.

This is improved property known as 713 Summerwind Circle, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

May 22, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

