Karen Johnson
Batch # 1277357
05/27/2025 08 15 24 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250527-0041108

THIS INSTRUMENT WAS PREPARED BY:

EMILY C. GREEN, BPR #033317
JONES, GREEN, & TACKETT LAW, PLLC
110 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *Office* | (615) 433-5103 *Fax*
Emily.Green@JGTLegal.com

(From Information Supplied: No Title Examination)

State of Tennessee)
County of Robertson)

The actual consideration for this transfer is $ 0.00.

Cathy Morgan
CATHY MORGAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2025.

Kristy Charles
NOTARY PUBLIC

05/09/2026
My Commission Expires

KRISTY CHARLES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05-09-2026 DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Cathy Morgan U/A 07/02/2019 Cathy Morgan, TTEE 1409-A Arthur Avenue Nashville, TN 37208	Same	A portion of 081-16-0-168

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CATHY MORGAN**, Grantor, of Davidson County, State of Tennessee, conveys and quitclaims unto Cathy Morgan as Trustee of the **CATHY MORGAN LIVING REVOCABLE TRUST**, under agreement dated the 2nd day of July, 2019, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in instrument no. 20191017-0106310, Register's Office for Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit 1409-A as shown on Exhibit C of the Declaration of Conditions, Covenants and Restrictions for Arthur Avenue Townhomes, of record as Instrument No. 20130430-0043102 in the Register's Office for Davidson County, Tennessee, as amended by Instrument No. 201307010067566, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Parcel ID #081-16-0-E003.00-CO
>
> This being the same property conveyed to Cathy Morgan, as Trustee of the Cathy Morgan Living Revocable Trust, Under Agreement

Dated the 2nd day of July, 2019, from Cathy Morgan in a deed dated July 2, 2019, and Recorded July 11, 2019, as Instrument No. 20190711-0067893.

Being the same property conveyed to Cathy Morgan from Cathy Morgan, as Trustee of the Cathy Morgan Living Revocable Trust, Under Agreement Dated the 2nd day of July, 2019, in a deed dated September 30, 2019, and recorded October 17, 2019, as Instrument No. 20191017-0106310.

Property Commonly Known As: 1409-A Arthur Ave., Nashville, TN 37208.

And now, **CATHY MORGAN**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto Cathy Morgan as Trustee of the **CATHY MORGAN LIVING REVOCABLE TRUST**, under agreement dated the 2nd day of July, 2019, its heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **CATHY MORGAN,** has hereunto set her hands on this the 13th day of May, 2025.

CATHY MORGAN, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHY MORGAN**, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. **WITNESS** my hand and official seal this the 13th day of May, 2025.

Kristy Charles
NOTARY PUBLIC

05/09/2026
My Commission Expires

