QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

AJ-QCD-5240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Cecil Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Cecil Phillip Morris, Sr. and Cecil Phillip Morris, Jr.	**Same as New Owner**	**05913017200**
(NAME) **3240 Hummingbird Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CECIL PHILLIP MORRIS, SR. ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CECIL PHILLIP MORRIS, SR., HOLDING A LIFE ESTATE, AND CECIL PHILLIP MORRIS, JR. ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

THE LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SAID PREMISES BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT NO. 3, TREPPARD HEIGHTS, SECTION 7A, AS SHOWN ON PLAT OF RECORD IN BOOK 5210, PAGE 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CECIL PHILLIP MORRIS, SR., BY WARRANTY DEED, FROM RHOW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20191223-0131821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch # 1278342 DEEDQC
05/28/2025 09 50 48 AM 2 pgs
Fees $12 00 Taxes $0 00

20250528-0041684

This is improved property known as 3240 Hummingbird Drive, Nashville, TN 37218.

Witness our hands this the 22 day of May, 2025.

Cecil Morris Sr.
CECIL PHILLIP MORRIS, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CECIL PHILLIP MORRIS, SR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22 day of May, 2025

Notary Public

My Commission Expires

