Karen Johnson Davidson County
Batch# 1280760 DEEDQC
06/03/2025 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250603-0043434

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2025.

My Commission Expires: _____
Notary Public

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm. Exp. 06/14/25 COUNTY OF WILLIAMSON

ADDRESS NEW OWNERS:
Joseph and Joyce Morris Family Trust
7454 Huntwick Trail
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
See Exhibit A

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Joseph W. Morris and Joyce A. Morris**, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Joseph and Joyce Morris Family Trust**, under agreement dated June 2, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

SEE ATTACHED EXHIBIT A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 2 day of June, 2025.

Joseph W. Morris

Joyce A. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph W. Morris and Joyce A. Morris**, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of June, 2025.

My Commission Expires: _____
Notary Public

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm. Exp. 06/14/25 COUNTY OF WILLIAMSON

Exhibit A

Map-parcel: 142-02-0-015.00, being 7432 Highway 70 South, Nashville, TN 37221

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cross Timbers of Subdivision, Section 1 of record in Plat Book 3700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Morris and Joyce Morris, husband and wife, by Warranty Deed from Masoud Fathi and Souraya Fathi, of record as Instrument Number 20191106-0114507, Register's Office for Davidson County, Tennessee.

Map-parcel: 155-03-03-011.00 C; being 7324 River Park Drive, Nashville, TN 37221

Land in Davidson County, Tennessee, being all of Lot No. 11, River Park Estates, as shown on survey and plat appearing of record in Book 6250, pages 658 and 659; as corrected in Book 6785, page 427, Register's Office for Davidson County, Tennessee, to which plan and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lori Jiroch and Rockwell Jiroch, husband and wife, and Joseph W. Morris and Joyce A. Morris, husband and wife, as joint tenants with right of survivorship, by Warranty Deed from Tyler N. Sullivan and Brittany S. Sullivan, husband and wife, recorded July 9, 2019, of record as Instrument No. 20190709-0066850, Register's Office for Davidson County, Tennessee.

Map-parcel: 128-14-0-156.00; being 8024 Regency Dr. Nashville, TN 37221

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Harpeth Park, Section III of record in Plat Book 4175, Page 14, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 112, fronts 95.0 feet on the southerly margin of Regency Drive and runs back between lines measuring 194.34 feet on the easterly line and 193.18 feet on its westerly line to a line in the rear measuring 95.05 feet thereon.

Being the same property conveyed to Joseph Warren Morris and wife, Joyce Ann Morris, and Timothy W. Morris, unmarried, by Warranty Deed, recorded October 4th, 2024, from Sandra League, a widow, of record in Instrument number 20241004-0077140, in the Register's Office for Davidson County, Tennessee.

Map-parcel: 153-3-B-36 C; being 8208 Poplar Creek Road, Nashville, TN 37221

Being Lot No. 36 as shown on the Plan of River Park Estates, of record in Book 6250, Page 658, and as amended in Book 6785, page 427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph W. Morris and wife Joyce A. Morris by Special Warranty Deed recorded March 15, 2011, and being recorded in Instrument number 20110315-0020451, Register's Office of Davidson County, Tennessee.

Map-parcel: 127-157.00; being 7454 Huntwick Trail, Nashville, TN

Land in Davidson County, Tennessee, being Lot #23 on the Plan of Huntwick Estates, Section 2, as of record in Book 4860, Page 89, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description..

BEING the same property conveyed to Joseph W. Morris and wife, Joyce A. Morris, by Warranty Deed from Edna S. Pomeroy and Peggy J. Duke, of record in Deed Book 6132, Page 913, Register's Office of Davidson County, Tennessee.

Map-parcel: 142-02-0-013.00; being 7440 Highway 70 South, Nashville, TN 37221

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Cross Timbers, Section 1, as shown on plat of record in Book 3700, Page 37, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jospeh W. Morris and Timothy Warren Morris, by Warranty Deed from Elvis L. Wallace, recorded as Instrument No. 20221121-0123318, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Russell T. McCann, 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

6/2/25.

Date

Affiant Signature

6-3-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of June, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)