Karen Johnson Davidson County
Batch# 1281782 DEEDQC
06/05/2025 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044379

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Harriett Morgan Timwood Drive Nashville, TN 37214	SAME	073-03-0-063.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 5th day of June, 2025, between **Barbara Osborne Wilson, Trustee of The Barbara Osborne Wilson Revocable Living Trust, dated October 1, 2020** ("Grantor"), and **Harriett Morgan**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Being Lot No. 46 on the Plan of Section II, Sutherland Heights, or record in Book 2653, page 58, Register's Office for said County,

Said Lot No 46 fronts 100 feet on the north side of Timwood Drive and runs back 315 feet on the east line and 392.85 feet on the westerly line which is a broken line, to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to Barbara Osborne Wilson, Trustee of The Barbara Osborne Wilson Revocable Living Trust, dated October 1, 2020, by Quitclaim Deed dated October 1, 2020, from Barbara O. Wilson, of record in Instrument No. 20201005-0115088, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Barbara O. Wilson and Harriet A. Morgan, Tenants in Common, by quitclaim deed from Barbara O. Wilson and Harriet A. Morgan, being the sole heirs, by operation of law, (see Affidavit of Heirship of record in Instrument No. 200802270019139, Register's Office for Davidson County, Tennessee) of Clements K. Osborne and Harriet M. Osborne, of record in Instrument No. 20080227-0019140, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2525 Timwood Drive, Nashville, TN 37214.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

The Barbara Osborne Wilson Revocable Living Trust, dated October 1, 2020

Barbara Osborne Wilson (L.S.)
Barbara Osborne Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Barbara Osborne Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Barbara Osborne Wilson Revocable Living Trust, Dated October 1, 2020, the within named bargainor, a Tennessee Living Trust, and that as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand and seal, at office in Davidson County, Tennessee, this 5th day of June, 2025.

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of June, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 June 5, 2025.

June 5, 2025

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 5 day of June, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026