Karen Johnson Davidson County
Batch# 1283471 DEEDQC
06/09/2025 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045119

PREPARED BY:
Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 22, 2025.

Notary Public

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 27, 2026

My Commission Expires: _____

New Owner Address:
Johnston Shull Morrison, Jr. and
Stacey Nicole Preston
7033 Plantation Ct.
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
Map 117-1, Parcel 57

EXECUTOR'S QUITCLAIM DEED

Judy Tidwell Morrison ("Decedent"), died on April 19, 2025, and left a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County Tennessee Probate Division, Docket No. 25P1082. **Johnston Shull Morrison, Jr. (a/k/a Jay Morrison)**, Personal Representative of the Estate of Decedent, ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Johnston Shull Morrison, Jr.** and **Stacey Nicole Preston**, as tenants-in-common ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

The beneficiaries of the Estate of Decedent, **Johnston Shull Morrison, Jr. and Stacey Nicole Preston**, as evidenced by their signatures below, hereby join with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature pages to follow.>

WITNESS my hand on this day, **May 22, 2025**.

Johnston Shull Morrison, Jr. (a/k/a Jay Morrison),
Personal Representative of the Estate of Judy Tidwell Morrison

Johnston Shull Morrison, Jr. (a/k/a Jay Morrison),
individual capacity

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Johnston Shull Morrison, Jr. (a/k/a Jay Morrison), Personal Representative of the Estate of Judy Tidwell Morrison and in his individual capacity**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 22, 2025.

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

Notary Public

My Commission Expires: _____

WITNESS my hand on this day, **May 22, 2025**.

Stacey Nicole Preston

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Stacey Nicole Preston**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 22, 2025.

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

Notary Public

My Commission Expires: _____

EXHIBIT A

Being the north 80 feet of Lot No. 5, block "J", W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for said county.

Said part of said lot fronts 80 feet on the easterly side of Cantrell Avenue and runs back between parallel lines, with the southerly margin of an alley, 221.25 feet to an alley in the rear.

Being the same property conveyed to Judy Tidwell Morrison from Johnston Shull Morrison and Jeff Fisher, Co-Trustees of the Louise S. Morrison Revocable Living trust, dated August 31, 1994, as amended and as restated under Agreement dated April 28, 2008, by deed of record in Instrument No. 20100723-0057795, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 708 Cantrell Ave, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 22, 2025.

Affiant Signature

5-29-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 29, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027