Prepared By:
Kimberly Morgan
423 Lanier Dr.
Madison TN.
37115

After Recording Return To:
423 Lanier Dr
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch # 1289968 DEEDQC
06/25/2025 03:24:25 PM 6 pgs
Fees: $27.00 Taxes: $0.00
20250625-0050155

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 21st, 2025 THE GRANTOR(S),

Jacqueline Peach ("Grantor"), a single person

Jayden Peach ("Grantor"), a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Kimberly Morgan, ("Grantee") a single person, residing at 423 Lanier Dr, Madison, TN County, Tennessee 37115

the following described real estate, situated in Madison, in the County of TN, State of Tennessee

The legal description is:

Lot No.1 and The Southerly 27 feet, 6 inches of Lot No.2, Block "D" Revised Map of Rainbow Terrace, as shown by plat of record in Plat Book 1130, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Prior instrument reference: ~~Book Book 1130, Page Page~~ 85.

20191031-0112083

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Map 052-02-0
Tax Parcel Number: 050.00

Mail Tax Statements To:
Kimberly Morgan
423 Lanier Dr
Madison, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 05/21/2025

Jacqueline Peach

Jacqueline Peach
423 Lanier Dr
Madison, Tennessee, 37115

Grantor Signatures:

DATED: 05/21/2025

Jayden Peach

Jayden Peach
423 Lanier Dr
Madison, Tennessee, 37115

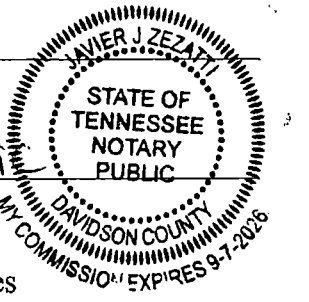
STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 21 day of May, 2025, before me personally appeared Jacqueline Peach, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Notary Public
Title (and Rank)

My commission expires



STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 21 day of May, 2025, before me personally appeared Jayden Peach, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Notary Public
Title (and Rank)

JAVIER J ZEZATTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 9-7-2026

My commission expires 9-7-2026

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

Affiant
Affiant's Name: Javier J. Zezatti

JAVIER J ZEZATTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 9-7-2026

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Kimberly Kaye Morgan
Affiant

Subscribed and sworn before me, this 25 day of _____, 2025.

JAVIER J ZEZATI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Notary