Karen Johnson Davidson County
Batch# 1299909 DEEDQC
07/21/2025 08:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250721-0057000

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Affiant

RONDA L. BERNING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. MAY 19, 2027

Subscribed and sworn to before me, this 14th day of July, 2025.

Notary Public
My commission expires: 5/19/2027

Address of New Owner:	Send Tax Bills to:	Tax Information:
Morton Development, LLC 20 Old Pleasant Grove Road Mount Juliet TN 37122	NEW OWNER	071-08-1M-001.00 CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, I, **Skylor Morton, a single man,** Grantor, by these presents, do hereby quitclaim and convey unto **Morton Development LLC, a Tennessee Limited Liability Company,** hereinafter the Grantees, all of my right, title and interest in and to the following tract or parcel of land in Sumner County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit A of 322 Queen, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 322 Queen of record in Instrument No. 20240213-0009934, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 322 Queen, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20240213-0009934, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Skylor Morton, a single man, by Warranty Deed from Padre Pio Properties, LLC, dated 8/23/2023 and recorded 8/24/2023 in Instrument No. 20230824-0066345, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 322-A Queen Avenue, Nashville, TN 37207

Witness my hand this 14th day of July, 2025.

Skylor Morton

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public for the above county and state, appeared **Skylor Morton,** personally known to me to be the person(s) described or who proved with satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, and seal, this the 14th day of July, 2025.

Notary Public:
My Commission Expires: 5/19/2027

RONDA L. BERNING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. MAY 19, 2027

The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

Certificate of Authenticity

I, Jennifer Duke, 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 7-14-25.

Date

Jennifer Duke

Affiant Signature

7-14-25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of July, 2025.

Donna Harris

Notary's Signature

My Commission Expires: 12-27-2027

Date

Notary's Seal (if on paper)

DONNA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY