Name and Address of New Owner:
Mark Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville TN 37072

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1306980 DEEDQC
08/08/2025 01:52:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250808-0063202

Map & Parcel No: 018-00-0-009.00; 018-00-0-055.00; 012-00-0-099.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Morris and Kelley Morris, husband and wife,** "the Grantors," convey and quitclaim unto **Mark Morris and Kelley Morris, husband and wife,** "the Grantees," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

PROPERTY 1:

Property located in Davidson County, Tennessee, Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 1, 2008, and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in a fence at the Northeast corner of the herein-described tract and the Northwest corner of the Nancy E. Bennett property of record in Book 11227, Page 88, R.O.D.C., TN. Said point of beginning also being in the southerly line of the Mark D. Morris etux property of record in Book 11089, Page 134, R.O.D.C, TN. Thence from said POINT OF BEGINNING, with the westerly line of Nancy E. Bennett, South 41 degrees 27 minutes 14 seconds East -621.91' to an iron pin set in the center of a gravel drive in the northerly line of the Bennett heirs property of record in Book 4273, Page 918, R.O.D.C., TN. Thence with the center of said gravel drive and the northerly line of Bennett heirs, South 64 degrees 39 minutes 20 seconds West - 151.09 feet to an iron pin set; Thence South 61 degrees 38 minutes 10 seconds West - 151.42 feet to an iron pin set; Thence South 58 degrees 42 minutes 41 seconds West - 68.21 feet to an iron pin set in the center of said gravel drive, opposite a fence corner; Thence leaving said gravel drive with said fence and the easterly line of the Robin Samantha Ott property, of record in Instrument No. 20010720-0077358, R.O.D.C., TN., North 31 degrees15 minutes 54 seconds West - 665.14 feet to an iron pipe at a fence corner in the southerly line of the William T. Carlisle etux property of record in Book 7123, Page 816, R.O.D.C., TN. Thence with a fence and Carlisle's southerly line, North 75 degrees 06 minutes 01 seconds East - 270.66 feet to the POINT OF BEGINNING, containing 4.52 acres, more or less.

Being the same property conveyed to Eldred L. Bennett and wife

Martha P. Bennett by Warranty Deed from Fred S. Ramsey and wife Daisye S. Ramsey of record in Book 2440, Page 482, Register's Office for Davidson County, Tennessee, dated January 14, 1955 and recorded on July 14, 1955.

Also being the same property conveyed to Eldred L. Bennett and wife Martha P. Bennett by Warranty Deed from Nicholas C. Teetor and wife Ova M. Teetor of record in Book 3338, Page 175, Register's Office for Davidson County, Tennessee, dated January 8, 1962 and recorded on January 16, 1962.

Eldred L. Bennett having died on or about October 20, 1967, leaving Martha P. Bennett as the surviving Tenant by the Entirety. Martha P. Bennett having died testate on or about September 7, 2007. See Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P1592.

Being a portion of the same property conveyed to Nancy Bennett, an unmarried woman, by Quitclaim Deed from Annette Ralph and husband John Ralph, and Barbara Dildy and husband Bobby G. Dildy, individually and as Executor of the Estate of Martha P. Bennett of record in Instrument No. 20090407-0031525, Register's Office for Davidson County, Tennessee, dated March 5, 2009 and recorded on April 7, 2009.

Nancy Bennett died testate on or about August 25, 2012. Property vested in Yvonne Leggett by way of Order Approving Settlement Agreement and Terminating Charitable Trust U/W dated May 22, 2012, filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P1419.

Being part of the same property conveyed to Mark Morris and Kelly Morris, husband and wife, by Warranty Deed from from Yvonne Leggett, of record in Instrument No. 20250523-0040597, Register's Office for Davidson County, Tennessee, dated May 22, 2025 and recorded May 23, 2025.

PROPERTY 2:

LAND in Davidson County, Tennessee. a portion of the Connell Estate Plan recorded in Book 2, page 103, Chancery Court, and described as follows:

BEGINNING on the extreme northern corner of this tract on a northwest corner of the Nettles Land and from said point runs; South 35-51 East 313.2 feet, with Nettles to a stake, South 26-22 East 135.5 feet with Nettles line to a stake, South 38-28 East 106.00 feet to the center of the hollow road at a point 20.1 feet past an iron pin-Nettles corner, South 49-30 West 163.0 feet with center of Hollow Road, to a point opposite the end of fence, North 49-00 West 630.0 feet to a stake in the fence on the hill, North 72-27 East 269.0 feet with the fence line to the old boundary line, North 3-00 East 58.0 feet with the fence to the beginning point, and containing 3.02 acres, more or less.

And,

Property located in Davidson County, Tennessee. Being shown as Tract 1 on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on April 4, 2008 and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in the southerly right-of-way of Lickton Pike at the Northwest corner of the herein-described tract. Said pin being the Northeast corner of the J. B. Nettles property of record in Plat Book 8250, Page 98, R.O.D.C., TN. Thence with the southerly right-of-way of Lickton Pike and a curve left having a radius of 590.87 feet, a chord length of 55.97 feet, said chord having a bearing of South 74 degrees 32 minutes 06 seconds East and an arc length along said curve of 55.99 feet to an iron pin set;Thence leaving Lickton Pike with a new line, South 11 degrees 14 minutes 43 seconds East - 136.61 feet to an iron pin set; Thence South 02 degrees 37 minutes 01 seconds West -84.34 feet to an iron pin set; Thence South 57 degrees 48 minutes 51 seconds West - 83.14 feet to an iron pin set; Thence South 63 degrees 54 minutes 59 seconds West - 97.07 feet to an iron pin set; Thence South 70 degrees 24 minutes 10 seconds West - 44.14 feet to an iron pin set; Thence South 68 degrees18 minutes 23 seconds West - 420.60 feet to an iron pin set; Thence South 61 degrees 05 minutes 14 seconds West - 83.55 feet to an iron pin set in the center of a gravel drive; Thence with the center of said drive, North 47 degrees 55 minutes 08 seconds East - 85.10 feet to an iron pin set at the Southeast corner of the Nancy Bennett property of record in Book 11227, Page 88, R.O.D.C., TN.; Thence North 30 degrees 56 minutes 57 seconds West - 31.26 feet to a nail in a fence post at the Southwest corner of the J. B. Nettles property of record in Plat Book 8250, Page 98, R.O.D.C., TN. Thence with the southerly line of the Nettles property, North 68 degrees18 minutes 23 seconds East - 429.66 feet to an existing iron pin; Thence North 70 degrees 24 minutes 10 seconds East -42.22 feet to an existing iron pin; Thence North 63 degrees 54 minutes 59 seconds East -91.57 feet to an existing iron pin; Thence North 57 degrees 48 minutes 51 seconds East -54.34 feet to an existing iron pin; Thence North 02 degrees 37 minutes 00 seconds East 52.12 feet to an existing iron pin; Thence North 11 degrees 14 minutes 43 seconds West -155.69 feet to the POINT OF BEGINNING, containing 0.99 acres, more or less.

Being the same property conveyed to Nancy Bennett Kemp and Troy Lee Kemp by Warranty Deed from Nicholas Teetor and wife Ova M. Teetor, of record in Book 4177, Page 873, Register's Office for Davidson County, Tennessee, dated April 24, 1964 and recorded on October 5, 1967.

Also being a portion of the same property conveyed to Ova Marie Teeter, an unmarried woman, as to a Life Estate, remainder interest to Martha P. Bennett, an unmarried woman, by Installment Deed from Ova Marie Teeter, an unmarried woman, of record in Book 4273, Page 918, Register's Office for Davidson County, Tennessee, dated September 30, 1968 and recorded on October 1, 1968. Ova Marie Teetor died on or about November 3, 1983.

Being the same property conveyed to Nancy Bennett Kemp by Quitclaim Deed from Troy Lee Kemp of record in Book 5511, Page 472, Register's Office for Davidson County, Tennessee, dated October 6, 1979 and recorded on October 9, 1979.

Being the same property conveyed to Nancy Bennett by Quitclaim Deed from Nancy Bennett Kemp of record in Book 7094, Page 405, Register's Office for Davidson County, Tennessee, dated January 2, 1987 and recorded on January 5, 1987.

Being the same property conveyed to Martha P. Bennett, a single woman, by Quitclaim Deed from Nancy Bennett a/k/a Nancy B. Kemp of record in Book 8200, Page 618, Register's Office for Davidson County, Tennessee, dated September 20, 1990 and recorded on September 21, 1990.

Being the same property conveyed to Martha P. Bennett, as to a life estate, and Nancy E. Bennett as to the remainder interest, by Quitclaim Deed from Martha P. Bennett of record in Book 11227, Page 88, Register's Office for Davidson County, Tennessee, dated March 28, 1996 and recorded on December 1, 1988. Martha P. Bennett having died testate on or about September 7, 2007.

Also being a portion of the same property conveyed to Martha Bennett, Annette Ralph, and Barbara Dildy, as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Annie Lee Porter Mercer of record in Book 8344, page 601, Register's Office for Davidson County, Tennessee, dated May 1, 1991 and recorded on May 3, 1991.

Being the same property conveyed to Nancy Bennett, an unmarried woman, by Quitclaim Deed from Annette Ralph and husband John Ralph, and Barbara Dildy and husband Bobby G. Dildy, individually and as Executor of the Estate of Martha P. Bennett of record in Instrument No. 20090407-0031526 Register's Office for Davidson County, Tennessee, dated September 9, 2008 and recorded on April 7, 2009.

Nancy Bennett died testate on or about August 25, 2012. Property vested in Yvonne Leggett by way of Order Approving Settlement Agreement and Terminating Charitable Trust U/W dated May 22, 2012, filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P1419.

Being part of the same property conveyed to Mark Morris and Kelly Morris, husband and wife, by Warranty Deed from from Yvonne Leggett, of record in Instrument No. 20250523-0040597, Register's Office for Davidson County, Tennessee, dated May 22, 2025 and recorded May 23, 2025.

PROPERTY 3:

Being a tract of land in the 10th Council District of Davidson County and being a portion of land conveyed to Mark and Kelly Morris QCD- 11,089, PG 134 R.O.D.C.T. and DB -20220309 0026849 R.O.R.D.C.T., more accurately described by a survey done by Anthony T. Bollinger R.LS. TN LIC. No. 2095 dated 08/18/22:
Beginning at an existing iron pin in the southerly margin of Lickton Pike, said pin being a common corner to Tract 1 of the same survey and being the most northwest comer of herein described tract; Thence with said margin with a curve to the right having a radius of 1104.36 feet and having a chord bearing and chord S 84°34'29"E 548.52 feet to an existing iron pin, said pin being a common comer to Shane G. Kville DB- 20160426 0040598 R.O.D.C.T.; Thence now leaving said margin said Kville S 04°05'21"W 438.23 feet to a set iron pin, said pin being a common corner to Yvonne Leggett AF- 20160302 0020069 R.O.D.C.T.; Thence now leaving said Kville with said Leggett S 72°3 7' 51 "W 402.3 7 feet to an existing iron pin, said pin being a common comer to Tract 2; Thence now leaving said Leggett with

Tract 2 for the 3 calls: N 22°22'0l"W 84.77 feet to a set iron pin; Thence N 44°39'19"W 285.25 feet to a set iron pin; Thence N l 7°16'38"E 343.28 feet to the point of the beginning containing 7.015 acres.
The above described tract is subjected to 100 feet T.V.A Easement.

Together with an easement for a waterline granted by Richard D. Pace and Connie Pace in an instrument of record in Book 6771, Page 880, said Register's Office, and together with an easement for ingress, egress, and regress, easement granted by Thomas L. Cunningham and wife, Patricia Ann Cunningham, by instrument of record in Book 7216, Page 513, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Morris by Warranty deed from Thomas L. Cunningham and wife, Patricia Ann Cunningham of record in Book 6573, page 771, Register's Office for Davidson County, Tennessee, dated May 31, 1985 and recorded on June 05, 1985.

Being the same property conveyed to William D. Castleman by Quitclaim deed from Mark Morris and wife, Victoria Elaine Morris and from William D. Castleman to Mark D. Morris and wife Victoria Elaine Morris, of record in Book 8521, page 54, Register's Office for Davidson County, Tennessee, dated December 16, 1991 and recorded on January 03, 1997.

Being the same property conveyed to Mark Morris a/k/a Mark Douglas Morris by Quitclaim deed from Victoria Elaine Morris a/k/a Victoria Elaine Hasting Morris of record in Book 8996, page 453, Register's Office for Davidson County, Tennessee, dated May 12, 1993 and recorded on June 29, 1993.

Being the same property conveyed to Mark D. Morris and wife, Kelley M. Morris by Quitclaim deed from Mark Morris of record in Book 11089, page 134, Register's Office for Davidson County, Tennessee, dated August 17, 1998 and recorded on August 31, 1998.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife, by Quitclaim Deed from Mark Morris and Kelley Morris, husband and wife, for the purpose of memorialzing a change in the boundary lines, of record in Instrument No. 20221019-0114175, Register's Office for Davidson County, Tennessee, dated October 19, 2022, and recorded October 19, 2022.

Being also known as 6509 Lickton Pike Goodlettsville, Tennessee 37072.

GRANTORs, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 5th day of August, 2025.

Mark Morris (SEAL)

Kelley Morris (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2025, before me personally appeared Mark Morris and Kelley Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2025.

Notary Signature
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2025.

Notary Signature
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/5/2028

Affiant Signature 8/5/2028 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5th day of August, 2025.

Notary Signature

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
9/5/2028