This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1311871 DEEDQC
08/20/2025 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066455

QUITCLAIM DEED

Address New Owners:
Jimmy D. Morrison, and
Jennifer H. Morrison, et ux
5508 Stanford DR
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
131 13 0 041.00

WHEREAS, Robert L. Scruggs, as Trustee of the Land Trust under Agreement dated October 20, 2010, was Grantee under that certain Warranty Deed of record at Instrument No. 20101021-0084424, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to that certain Land Trust Agreement Appointment of Substitute Trustee of record at Instrument No. 20110309-0018901 in the Register's Office for Davidson County, Tennessee, Jim Morrison succeeded Robert L. Scruggs as Trustee of the Land Trust under Agreement dated October 20, 2010.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jim Morrison, Trustee of the Land Trust under Agreement dated October 20, 2010, (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Jimmy D. Morrison and wife, Jennifer H. Morrison (the "Grantees"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Westwood, City of Forest Hills, Davidson County, Tennessee, as of record in Book 4660, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert L. Scruggs, as Trustee under Agreement dated October 20, 1010, by Warranty Deed dated October 20, 2010, from Show House, LLC, a Kansas limited liability company, of record at Instrument No. 20101021-0084424, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 5508 Stanford Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, easements and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19th day of August, 2025.

GRANTOR:

Jim Morrison, Trustee, Land Trust under Agreement dated October 20, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jim Morrison, who upon oath acknowledged that he is the Trustee of the Land Trust under Agreement dated October 20, 2010, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of August, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(viii).

Jim Morrison, Affiant

Subscribed and sworn to before me this 19th day of August, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 August 19, 2025.

Carolyn S. Wenzel

8-19-2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of August, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

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