Karen Johnson Davidson County
Batch# 1312806 DEEDQC
08/20/2025 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250820-0066639

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Jimmy D. Morrison, Co-Trustee Jennifer H. Morrison, Co-Trustee Jimmy and Jennifer Morrison Living Trust 5508 Stanford DR Nashville, TN 37215	same	131 13 0 041.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jimmy D. Morrison and wife, Jennifer H. Morrison (the "Grantors"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Jimmy D. Morrison and Jennifer H. Morrison, Co-Trustees, and their successors in trust, of the Jimmy and Jennifer Morrison Living Trust dated May 27, 2014, as amended and restated on August 19, 2025, a Tennessee community property trust (the "Grantee"), 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 Jimmy D. Morrison and wife, Jennifer H. Morrison, by Quitclaim Deed dated August 19, 2025, from Jim Morrison, as Trustee of the Land Trust under Agreement dated October 20, 1010, of record at Instrument No. 20250820-0066455, 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.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jimmy and Jennifer Morrison Living Trust dated May 27, 2014, as amended and restated on August 19, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Jimmy D. Morrison and wife, Jennifer H. Morrison, pursuant to T.C.A §35-17-105(a).

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

Jimmy D. Morrison, Grantor

Jennifer H. Morrison, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jimmy D. Morrison, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jennifer H. Morrison, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she 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 STATE OF TENNESSEE NOTARY PUBLIC 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)(vi).

Jennifer H. 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 STATE OF TENNESSEE NOTARY PUBLIC 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: 5/8/25



17249\001\4422083.v1