Karen Johnson Davidson County
Batch# 1315386 DEEDQC
08/27/2025 12:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068626

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY
My Commission Expires 10-26-2027

Affiant

Sworn to and subscribed before me this 27th day of August, 2025.

Notary Public
My Commission Expires: 10/26/27

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of August, 2025, among:

KEITH MORROW AND MICHELLE MORROW, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KEITH MORROW AND MICHELLE MORROW, TRUSTEES OF THE KM TRUST DATED JULY 2, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 112, Building 293, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, as amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, and further amended in Instrument No. 20230317-0019399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Morrow and Michelle Morrow, husband and wife by Warranty Deed from Dill Property Holdings, LLC, A Tennessee Limited Liability Company dated November 25, 2024, and recorded November 27, 2024, at Instrument No. 20241127-0092839, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 293 Plus Park Unit 112, Nashville, TN 37217.

THIS DEED has been prepared solely upon information furnished by **Keith Morrow and Michelle Morrow.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

KEITH MORROW

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Keith Morrow**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

MICHELLE MORROW

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Michelle Morrow**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Keith Morrow and Michelle Morrow, Trustees
KM Trust dated July 2, 2025
7121 Calderwood Drive
Antioch, TN 37013

Responsible Party For Taxes:

Keith Morrow and Michelle Morrow, Trustees
KM Trust dated July 2, 2025
7121 Calderwood Drive
Antioch, TN 37013

Tax Map and Parcel: 119-03-0B-014.00-CO

Certificate of Authenticity

I, Trent Linville, 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 08-27-2025.

Date

T H L

Affiant Signature

08-27-2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

