AFTER RECORDING RETURN TO:
Express First Title
1000 Germantown Pike
Plymouth Meeting, PA 19462
File No. EFT-R25TN160714

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1315747 DEEDQC
08/28/2025 12:21:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20250828-0069018

Tax ID No.: 182-01-0A-150.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 13 day of August, 2025, by and between **Lee Artis Nelson II, a married person, who took title as unmarried, joined by spouse, Marshall Doris Owens,** residing at 955 Morning Road, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Lee Artis Nelson II and Marshall Doris Owens, a married couple, as tenants by the entirety,** residing at 955 Morning Road, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 955 Morning Road, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/02/2017 under Instrument No. 20170802-0078632 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lee Artis Nelson II

Marshall Doris Owens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lee Artis Nelson II and Marshall Doris Owens, the within named Grantor, 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 seal, at office in Tennessee, this 23rd day of August, 2025.

Notary Public

My Commission expires: 04-21-2029

KENTON G. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following described property in DAVIDSON County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 98, as shown on the map entitled Phase One, Section Three, Sunset Hills RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel ID: 182-01-0A-150.00

Property commonly known as: 955 Morning Road, Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Kenton G Singleton, 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 08-23-2025 (date of document).

Affiant Signature

08-23-2025
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23rd day of August, 20 25.

Kenton G Singleton
Notary Public
My Commission Expires: 04-21-2029

KENTON G. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY