Karen Johnson Davidson County
Batch# 1320739 DEEDQC
09/10/2025 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072325

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Christopher Leonard Morgan and Jeanne Marie Morgan, Co-Trustees of The Morgan Revocable Living Trust	BOK Financial	171-3-B-10CO
304 Culpepper Court	PO Box 2300	
Brentwood, TN 37027	Tulsa, OK 74192	

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **CHRISTOPHER L. MORGAN and JEANNE M. MORGAN, Husband and Wife**, do hereby convey to **CHRISTOPHER LEONARD MORGAN and JEANNE MARIE MORGAN, Co-Trustees of THE MORGAN REVOCABLE LIVING TRUST dated August 22, 2025**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee. being Lot No. 274 on the Plan of First Revision. Section 5-A. Fredericksburg of record in Book 7900, page 509 amended in Book 7900, page 961, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher L. Morgan and Jeanne M. Morgan, Husband and Wife, by Warranty Deed dated July 15, 2013, from Paul Babb and Carla Ponciroli Babb, Husband and Wife, of record in Instrument No. 20130718-0074176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Christopher L. Morgan and Christopher Leonard Morgan are one and the same person.

Jeanne M. Morgan and Jeanne Marie Morgan are one and the same person.

This is improved property known as 304 Culpepper Court, Brentwood, TN 37027.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of August, 2025.

CHRISTOPHER L. MORGAN

JEANNE M. MORGAN

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER L. MORGAN** and **JEANNE M. MORGAN**, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 22nd day of August, 2025.

Katherine McCain
Notary Public

My commission expires:

KATHERINE MCCAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Katherine McCain
Affiant

Sworn to and subscribed before me this
22nd day of August, 2025.

Katherine McCain
Notary Public

My commission expires: _____

KATHERINE MCCAIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

CERTIFICATE OF AUTHENTICITY

I, Katherine Garro McCain, do hereby make oath that I am a licensed attorney and/or the custodian or 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 22, 2025**.

September 10, 2025

Katherine Garro McCain

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **10th** day of **September**, 2025.

Notary Public

My commission expires:
03/03/2026

