Karen Johnson
Batch # 1340190
10/30/2025 09 59 52 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251030-0086374

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0 00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jane Brandon Morrison and John Martin Tully Dicken 4021 Utah Ave Nashville, TN 37209	New Owner	Map and Parcel No.: 103-04-0-365.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jane Brandon Morrison, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jane Brandon Morrison, unmarried, and John Martin Tully Dicken, unmarried, as joint tenants with right of survivorship**, their heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No 81 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan referenced is hereby made for a more complete and accurate legal description.

Said part of Lot No. 81 fronts 50 feet on the Southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163 3 feet to an alley

Being the same property conveyed to Jane Brandon Morrison, by warranty deed from Matthew VanArsdale, a married man, dated October 15, 2025 and recorded on October 17, 2025 in Instrument No. 20251017-0082848, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4021 Utah Ave, Nashville, TN 37209.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of October, 2025.

Jane Morrison

Jane Brandon Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jane Brandon Morrison**, 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, at Office, this 29 day of October, 2025

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028