Karen Johnson Davidson County
Batch# 1353234 DEEDQC
12/03/2025 12:46:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20251203-0095954

Name and Address of New Owner:
The Morris Community Property Trust
6509 Lickton Pike
Goodlettsville TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel Nos: 018-16-0-031.00; 018-04-0-004.00; 019-13-0-061.00; 019-13-0-008.00; 018-16-0-108.00; 018-16-0-107.00; 019-13-0-006.00; 019-13-0-005.00; 019-13-0-009.00; 017-00-0-090.00; 017-00-0-040.00; 018-00-0-009.00; 018-00-0-055.00; 012-00-0-099.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark D. Morris a/k/a Mark Morris and Kelley M. Morris, a/k/a Kelley Morris, husband and wife,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Mark Douglas Morris and Kelley Michelle Morris, Co-Trustees of The Morris Community Property Trust dated October 14, 2025,** "the Grantee," the following described real estate in Davidson County, Tennessee:

See attached Exhibit "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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Exhibit "A"

Property 1
Address: 112 Dorris Avenue, Goodlettsville, Tennessee 37072
Map/Parel: 018-16-0-031.00

Located in the 10th civil district of Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at a point on the south margin of a 50 foot street or roadway, being dedicated to public use by instrument of record in book 2280, page 521, register's office for said county, at a point which is 376.5 feet west of the westerly edge of the pavement of the Springfield pike; thence south 17 ½ degrees. east 110 feet to a point in the north line of the property conveyed to Lakewood Water Company, by deed of record in Book 881, Page 37, said register's office; thence along the north line of said water company property, south 74 degrees west 39 feet, more or less, to a point, the northwest corner of said water company property; thence with their west line, south 17 ½ degree east 50 feet to their southwest corner; thence south 72 degrees west 86 feet to a point; thence north 17 ½ degrees west 160 feet to the south margin of said 50 foot right of way; thence with the same north 72 degrees east 125 feet to the beginning.

Being the same property conveyed to Mark Morris and Kelley Morris by Warranty Deed from Hannah Elizabeth Durham, of record in Instrument No. 20120824-0076338, Register's Office for Davidson County, Tennessee, dated August 17, 2012, and recorded on August 24, 2012.

Property 2
Address: 211 Pear Orchard Drive, Goodlettsville, Tennessee 37072
Map/Parcel: 018-04-0-004.00

Land in Davidson County, Tennessee, being Lot No. 4 of the plan of Connell Hills Subdivision, as of record in Book 2900, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mark D. Morris and wife, Kelley Morris, by Warranty Deed from Anita C. Troutt, married, as to ½ interest, and Kenneth Delorn Hall, Robert McClain, and Kevin McClain, as tenants in common, as to ½ interest, of record in Instrument No. 20220610-0066442, Register's Office for Davidson County, Tennessee, dated May 26, 2022, and recorded on June 10, 2022.

Property 3
Address: 307 Church Street, Goodlettsville, Tennessee 37072
Map/Parcel: 019-13-0-061.00

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to S.R. Parks, et ux, by W.C. Moncrief & Company, Inc., in a deed of record, which is recorded in Book 3406, page 265, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a rail road spike (new), in the center of Church Street, said railroad spike being located approximately 267 south of the intersection of Church Street and Depot Street, the northwest corner of this tract, and continuing, as follows: N 88° 22' 30" E, passing a corner of a tract of land which belongs to Tandem Services Plus, having a deed reference in Book 8895, Page 447, RODCT, in the easterly margin of Church Street, and continuing in all, 144.70 feet to an iron pin (new), a corner of said tract of land which belongs to Tandem Services Plus; thence, S 04° 56' 49" E, 85.00 feet to an iron pin (new) in the center of a drain, a corner of said tract of land which belongs to Tandem Services Plus, in the northerly boundary of a tract of land which belongs to Randall L. Miller, having a deed reference in instrument No. 20011212-0137370, RODCT; thence, S 88° 22' 30" W, passing the northwest corner of said tract of land which belongs to Randall L. Miller, in the easterly margin of Church Street, and continuing in all 144.70 feet to a railroad spike (new), in the center of Church Street; Thence, N 04° 56' 49" W. 85.00 feet to the point of beginning, containing 0.28 acres or 12,279 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated July 17, 2003.

Being the same property conveyed to Mark Morris and wife, Kelley Morris, by Warranty Deed from Joseph E. Miller, William Miller, Jonathan Miller and Thomas Miller, dated October 27, 2017, and recorded on October 30, 2017, of record in Instrument No. 20171030-0110950, Register's Office for Davidson County, Tennessee.

Property 4
Address: 403 Bass Street, Goodlettsville, Tennessee 37072
Map/Parcel: 019-13-0-008.00

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly part of Lot No. 6 on the Map of James M. Phipp's Addition, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Said part of said lot begins on the easterly side of Bass Avenue at an iron pin on Sheppard's northerly corner and runs along the easterly margin of Bass Avenue 68.8 feet more or less and runs back between parallel lines along the southerly margin of an alley 65 feet to the westerly line of Lot No. 7.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife, by Warranty Deed from Deanna V. Bailey and spouse, Joseph D. Bailey, dated August 8, 2016, and recorded on August 10, 2016, of record in Instrument No. 20160810-0083301, Register's Office for Davidson County, Tennessee.

Property 5
Address: 404 Bass Street, Goodlettsville, Tennessee 37072
Map/Parcel: 018-16-0-108.00

Land in Davidson County, Tennessee, particularly described as follows:

Being Lot No. 9 of the James M. Phipps' addition to Goodlettsville, Tennessee, being a part of the sub of the old Home Place of Capt. Bass, deceased, as per survey of Emle Drake, Davidson County Surveyor, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark D. Morris and wife, Kelley M. Morris, by Warranty Deed from Tommy Ray Latham, Trustee of the Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996, as totally amended and restate on May 5, 2003, a 50% interest as tenant in common; and Patricia M. Latham, Trustee of the Patricia M. Latham Revocable Living Trust Agreement dated September 4, 1996, as totally amended and restated on May 5, 2003, a 50% interest as tenant in common, dated May 10, 2004, and recorded on May 14, 2004, of record in Instrument No. 20040514-0056465, Register's Office for Davidson County, Tennessee.

Property 6
Address: 406 Bass Street, Goodlettsville, Tennessee 37072
Map/Parcel: 018-16-0-107.00

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Lot No. 10 of the James M. Phipps' Addition to Goodlettsville, Tennessee. Being a part of the subdivision of the old home place of Capt. Bass, deceased, as per survey by Erle Drake, D. C., Surveyor, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the west side of Bass Avenue and running back between parallel lines 165 feet to an alley.

Being the same property conveyed to Mark D. Morris and Kelley M. Morris, husband and wife, by Warranty Deed from William H. Good and Sandra C. Good, husband and wife, in Instrument

No. 20140519-0042682, dated May 16, 2014, and recorded on May 19, 2014, Register's Office for Davidson County, Tennessee.

Property 7
Address: 407 Bass Street, Goodlettsville, Tennessee 37072
Map/Parcel: 019-13-0-006.00

Land in the 10th Civil District of Davidson County, Tennessee, situated in the town of Goodlettsville, Tennessee, located on the East side of Bass Avenue, described as follows:

Beginning at a point on the East edge of Bass Avenue, P.K. Edison's Northwest corner, running North with said Bass Avenue 50-feet; thence East 145 feet, more or less to Church Street; thence South with the West margin of Church Street 50-feet to P. K. Edison's Northeast corner; thence West with Edison's, North boundary line 150-feet, more or less, to the beginning.

Being the same property conveyed to Mark D. Morris and wife, Kelly M. Morris by Warranty Deed from Mary T. Denson, in Book 11638, Page 400, dated August 13, 1999, and recorded on August 27, 1999, Register's Office for Davidson County, Tennessee.

Property 8
Address: 409 Bass Street, Goodlettsville, Tennessee 37072
Map/Parcel: 019-13-0-005.00

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of James M. Phipps Addition to Goodlettsville of record in Plat Book 547, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 30 fronts 50.0 feet on the easterly margin of Bass Avenue and extends back between lines 139.2 feet on the northerly line, and 146.9 feet on the southerly line to a line along the westerly margin of an unnamed street, on which it measures 50.00 feet.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife, by Warranty Deed from Thomas Krantz, Sr. and Linda Krantz, Co-Trustees of The Thomas and Linda Krantz Revocable Living Trust dated April 30, 2021, of record in Instrument No. 20231027-0084322, Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on October 27, 2023.

Property 9
Address: 404 Church Street, Goodlettsville, Tennessee 37072
Map/Parcel: 019-13-0-009.00

Land in Davidson County, Tennessee, being part of Lots Nos. 7 and 8 on the Map of James M. Phipps' Addition to Goodlettsville, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake in the westerly margin of Church Street, 114 feet north from the intersection of Depot Street; running thence north 26 degrees West 75 feet to a stake in the corner of an alley; thence with said alley, South 74 degrees West 99 feet to a stake; thence South 18 degrees East 71 feet and 6 inches to a stake; thence North 76 degrees West 110 feet to the beginning.

Being the same property conveyed to Mark Morris and wife, Kelly Morris, by Warranty Deed from Betty Jean Reynolds, as surviving Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Rosie Lee O'Saile, deceased, in Instrument No. 20161014-0108949, dated October 13, 2016, and recorded on October 14, 2016, Register's Office for Davidson County, Tennessee.

Property 10
Address: 6005 Lickton Pike, Goodlettsville, Tennessee 37072
Map/Parcel: 017-00-0-090.00

A certain tract or parcel of land in Davidson County, State of Tennessee, 10th District, as follows: A small tract of land situated on the south side of Walkers Creek Road, beginning at a point and running S 46 3/4° W 21 poles to corner in right of way line; thence S 23 1/2° E 20 poles to a stone near old apple tree; thence N 65° E 17.76 poles to a stone on bank of ditch; thence N 19 1/2° W 26.24 poles to the point of beginning, containing three acres, more or less, being a portion of J. W. Key's land and fronting on the south side of Walkers Creek Road.

Being the same property conveyed to Kelley Morris and Mark Morris, wife and husband, by Warranty Deed from Tommy Lewis Ayers and wife, Ima Sue Ayers, dated October 2, 2020, and recorded on October 7, 2020, of record in Instrument No. 20201007-0116711, Register's Office of Davidson County, Tennessee.

Property 11
Address: 6126 Lickton Pike, Goodlettsville, Tennessee 37072
Map/Parcel: 017-00-0-040.00

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lying in the Tenth Civil District and on the North side of Lickton Pike, formerly known as Walker's Creek Road, and more particularly described as follows:

BEGINNING at a point in the north margin of Lickton Pike, which point is 81 feet East of the southwest corner of a tract of land owned by Joseph E. Johnson, a deed to which is of record in Book 1236, Page 389, Register's Office for Davidson County, Tennessee; running thence 80 feet easterly along the north margin of the said Lickton Pike and running back 175 feet on the east and west boundary lines of this tract, parallel with the west boundary line of the Johnson property described above.

Being the same property conveyed to Mark Morris and Kelley Morris, husband and wife, by Warranty Deed from Freda F. Seals and Jacqueline L. Payn, dated July 16, 2015, and recorded on July 17, 2015, of record in Instrument No. 20150717-0069910, Register's Office of Davidson County, Tennessee.

Property 12
Address: 6509 Lickton Pike, Goodlettsville, Tennessee 37072
Map/Parcel: 018-00-0-009.00; 018-00-0-055.00; 012-00-0-099.00

Property located in Davidson County, Tennessee, Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 1, 2008, and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in a fence at the Northeast corner of the herein-described tract and the Northwest comer of the Nancy E. Bennett property of record in Book 11227, Page 88, R.O.D.C., TN. Said point of beginning also being in the southerly line of the Mark D. Morris etux property of record in Book 11089, Page 134, R.O.D.C, TN. Thence from said POINT OF BEGINNING, with the westerly line of Nancy E. Bennett, South 41 degrees 27 minutes 14 seconds East -621.91' to an iron pin set in the center of a gravel drive in the northerly line of the Bennett heirs' property of record in Book 4273, Page 918, R.O.D.C., TN. Thence with the center of said gravel drive and the northerly line of Bennett heirs, South 64 degrees 39 minutes 20 seconds West - 151.09 feet to an iron pin set; Thence South 61 degrees 38 minutes 10 seconds West - 151.42 feet to an iron pin set; Thence South 58 degrees 42 minutes 41 seconds West - 68.21 feet to an iron pin set in the center of said gravel drive, opposite a fence comer; Thence leaving said gravel drive with said fence and the easterly line of the Robin Samantha Ott property, of record in Instrument No. 20010720-0077358, R.O.D.C., TN., North 31 degrees15 minutes 54 seconds West - 665 .14 feet to an iron pipe at a fence comer in the southerly line of the William T. Carlisle etux property of record in Book 7123, Page 816, R.O.D.C., TN. Thence with a fence and Carlisle's southerly line, North 75 degrees 06 minutes 01 seconds East - 270.66 feet to the POINT OF BEGINNING, containing 4.52 acres, more or less;

AND;

LAND in Davidson County, Tennessee. a portion of the Connell Estate Plan recorded in Book 2, Page103, Chancery Court, and described as follows:

BEGINNING on the extreme northern comer of this tract on a northwest comer of the Nettles Land and from said point runs; South 35-51 East 313.2 feet, with Nettles to a stake, South 26-22 East 135.5 feet with Nettles line to a stake, South 38-28 East106.00 feet to the center of the hollow road at a point 20.1 feet past an iron pin-Nettles comer, South 49-30 West 163.0 feet with center of Hollow Road, to a point opposite the end of fence, North 49-00 West 630.0 feet to a stake in the fence on the hill, North 72-27 East 269.0 feet with the fence line to the old boundary line, North 3-00 East 58.0 feet with the fence to the beginning point, and containing 3.02 acres, more or less;

AND;

Property located in Davidson County, Tennessee. Being shown as Tract 1 on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on April 4, 2008 and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in the southerly right-of-way of Lickton Pike at the Northwest comer of the herein-described tract. Said pin being the Northeast comer of the J.B. Nettles property of record in Plat Book 8250, Page 98, R.O.D.C., TN. Thence with the southerly right-of-way of Lickton Pike and a curve left having a radius of 590.87 feet, a chord length of 55.97 feet, said chord having a bearing of South 74 degrees 32 minutes 06 seconds East and an arc length along said curve of 55.99 feet to an iron pin set; Thence leaving Lickton Pike with a new line, South 11 degrees 14 minutes 43 seconds East - 136.61 feet to an iron pin set; Thence South 02 degrees 37 minutes 01 seconds West -84.34 feet to an iron pin set; Thence South 57 degrees 48 minutes 51 seconds West - 83 .14 feet to an iron pin set; Thence South 63 degrees 54 minutes 59 seconds West - 97.07 feet to an iron pin set; Thence South 70 degrees 24 minutes 10 seconds West - 44.14 feet to an iron pin set; Thence South 68 degrees 18 minutes 23 seconds West- 420.60 feet to an iron pin set; Thence South 61 degrees 05 minutes 14 seconds West- 83.55 feet to an iron pin set in the center of a gravel drive; Thence with the center of said drive, North 47 degrees 55 minutes 08 seconds East - 85.10 feet to an iron pin set at the Southeast comer of the Nancy Bennett property of record in Book 11227, Page 88, R.O.D.C., TN.; Thence North 30 degrees 56 minutes 57 seconds West - 31.26 feet to a nail in a fence post at the Southwest comer of the J.B. Nettles property of record in Plat Book 8250, Page 98, R.O.D.C., TN. Thence with the southerly line of the Nettles property, North 68 degrees 18 minutes 23 seconds East- 429.66 feet to an existing iron pin; Thence North 70 degrees 24 minutes 10 seconds East -42.22 feet to an existing iron pin; Thence North 63 degrees 54 minutes 59 seconds East -91.57 feet to an existing iron pin; Thence North 57 degrees 48 minutes 51 seconds East -54.34 feet to an existing iron pin; Thence North 02 degrees 37 minutes 00 seconds East 52.12 feet to an existing iron pin; Thence North 11 degrees 14 minutes 43 seconds West -155.69 feet to the POINT OF BEGINNING, containing 0.99 acres, more or less;

AND;

Being a tract ofland in the 10th Council District of Davidson County and being a portion of land conveyed to Mark and Kelly Morris QCD- 11,089, PG 134 R.O.D.C.T. and DB –20220309 0026849 R.O.R.D.C.T., more accurately described by a survey done by Anthony T. Bollinger R.LS. TN LIC. No. 2095 dated 08/18/22:
Beginning at an existing iron pin in the southerly margin of Lickton Pike, said pin being a common comer to Tract 1 of the same survey and being the most northwest comer of herein described tract; Thence with said margin with a curve to the right having a radius of 1104.36 feet and having a chord bearing and chord S 84°34'29"E 548.52 feet to an existing iron pin, said pin being a common comer to Shane G. Kville DB- 20160426 0040598 R.O.D.C.T.; Thence now leaving said margin said Kville S 04°05121"W 438.23 feet to a set iron pin, said pin being a common comer to Yvonne Leggett AF- 20160302 0020069 R.O.D.C.T.; Thence now leaving said Kville with said Leggett S 72°3 7' 51 "W 402.3 7 feet to an existing iron pin, said pin being a common comer to Tract 2; Thence now leaving said Leggett with Tract 2 for the 3 calls: N 22°22'0l"W 84. 77 feet to a set iron pin; Thence N 44°39'19"W 285.25 feet to a set iron pin; Thence N 1 7°1613811E 343.28 feet to the point of the beginning containing 7.015 acres.

The above described tract is subjected to 100 feet T.V.A Easement. Together with an easement for a waterline granted by Richard D. Pace and Connie Pace in an instrument of record in Book 6771, Page 880, said Register's Office, and together with an easement for ingress, egress, and regress, easement granted by Thomas L. Cunningham and wife, Patricia Ann Cunningham, by instrument of record in Book 7216, Page 513, Register1s Office for Davidson County, Tennessee.

The same property conveyed to Mark Morris and Kelley Morris, husband and wife, by Quitclaim Deed from Mark Morris and Kelley Morris, husband and wife, of record in Instrument No. 20250808-0063202, Register's Office for Davidson County, Tennessee, dated August 5, 2025, and recorded on August 8, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. Wherever 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 have executed this Quitclaim Deed on this 28 day of November, 2025.

Mark D. Morris

Kelley M. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this this 28 day of November, 2025., before me personally appeared Kelley M. Morris and Mark D. Morris, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand and seal, at office in Nashville, this 28 day of November, 2025.

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires:
9/5/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28 day of November, 2025.

Notary Public
My commission expires: 5/9/26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 11-28-25.

Affiant Signature

11-28-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of November, 2025.

Notary Signature

My Commission Expires: 5-9-26

