NEW OWNER:
MARTHA R. MORRIS, et al
410 THERESA AVENUE
NASHVILLE, TN 37205

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch # 1359364 DEEDQC
12/18/2025 12:23:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251218-0100625

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 10401033700 (PARCEL I) & Map & Parcel No.: 10401033900 (PARCEL II)

NOTE: The purpose of this Deed is to combine Parcels I & II for tax purposes for the year 2026 and beyond.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **MARTHA R. MORRIS and DENIECE MORRIS STONEBRAKER,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MARTHA R. MORRIS and DENIECE MORRIS STONEBRAKER, as tenants in common with right of survivorship,** their heirs, successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

PARCEL I:

Being known and designated as Lot Nos. 81, 82, 83, and 84, with frontage on Theresa Avenue in the West End Park Terrace Plan in the City of Nashville, Tennessee, of record in Plat Book 547, Page 36, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description.

PARCEL II:

Being known and designated as Lot Nos. 79 and 80, on the Plan of West End Park Terrace Plan in the City of Nashville, Tennessee, of record in Plat Book 547, Page 36, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description.

Being the same property conveyed to MARTHA R. MORRIS and DENIECE MORRIS STONEBRAKER, as joint tenants with rights of survivorship, by Quitclaim Deed from Martha R. Morris, dated July 29, 2021, and of record in Instrument No. 20210809-0106641, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **410 THERESA AVENUE, NASHVILLE, TN 37205.**

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 12 day of December, 2025.

Martha R. Morris

MARTHA R. MORRIS

Deniece Morris Stonebraker

DENIECE MORRIS STONEBRAKER

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARTHA R. MORRIS and DENIECE MORRIS STONEBRAKER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of December, 2025.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

NOTARY PUBLIC

My commission expires:

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

AFFIANT

Sworn to and subscribed to before me this the 12 day of December, 2025.

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

NOTARY PUBLIC

My commission expires: