Karen Johnson
Batch # 1386469
02/27/2026 09:57 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260227-0015622

Subject Property: **Map & Parcel: 142-13-0B, 007.00-CO**

Property Address: **1004 Morrisey Court, Nashville, Tennessee 37221**

New Owner:	**ROGER LEMONS**	**Send Tax Bill to:**
Address:	**1004 Morrisey Court**	**Same address**
	Nashville, Tennessee 37221	

This instrument was prepared by: **Marissa L. Walters**, Attorney at Law
329 S. Royal Oaks Blvd, Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce and the Marital Dissolution Agreement, entered in the Davidson County Third Circuit Court of Tennessee, at Nashville, in Case #26D1669, and for good and valuable consideration, and no monetary consideration, I, Christiana Nannette Lemons, Grantor, hereby quitclaim and convey to Roger Dale Lemons, his heirs, successors, representatives, and assigns, hereinafter called Grantee, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 175 on the Plan of Final Plat of Riverside, Phase 4B of record in Plat Book 9700, Page 750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roger Lemons and Tiana Lemons, husband and wife, by Warranty Deed from Michael Dumitru and Jessica Mines Dumitru, husband and wife, dated April 4, 2016 and filed for record in Instrument No. 201660404-0031797, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declaration, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office.

This is improved is property known as: **1004 MORRISEY COURT, NASHVILLE, TENNESSEE 37221.** The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may

affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. This deed was prepared based upon the request and instruction of the Grantee and Grantor and no legal or tax advice was given by the preparer regarding this deed.

IN WITNESS WHEREOF I have hereunto set my hand this 10 day of February, 2026.

Christiana Nannette Lemons, a/k/a Tiana Lemons

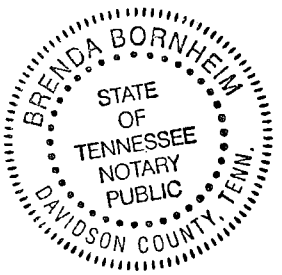
STATE OF TENNESSEE)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christiana Nannette Lemons, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of February, 2026

Brenda Bornheim
NOTARY PUBLIC

My Commission Expires: 3-6-2026



The actual consideration or value, whichever is greater, is $0.

STATE OF Tennessee)
COUNTY OF Davidson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 10th day of February, 2026

Brenda Bornheim
NOTARY PUBLIC

3-6-2026
My commission expires

BRENDA BORNHEIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.