Karen Johnson
Batch # 1386904
03/02/2026 09:01:01 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260302-0015922

QUITCLAIM DEED

FROM: Marla S. Morton

TO: James E. Morton

This instrument prepared by:
L.R. DeMarco
Attorney at Law
107 Music City Circle, Suite 105
Nashville, TN 37214
(615) 490-8778
LRDeMarco.Attorney@gmail.com

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
James E. Morton 367 Haywod Lane Nashville, TN 37211	Same	11808010800 11808010900

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled James Eugene Morton v. Marla Sue Taylor Morton, Docket No.: 26DV-96, Circuit Court for Wilson County, Tennessee, and that there was no other consideration given for the transfer.

James E Morton
AFFIANT

SWORN to and subscribed before me this 11 day of February, 2026.

Deborah Monahan
NOTARY PUBLIC
My Commission Expires: 4.23.28

DEBORAH MONAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/23/2028
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and .00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms and conditions of the Divorce Decree in that certain case styled James Eugene Morton v. Marla Sue Taylor Morton, Docket No. 26DV-96, Circuit Court for Wilson County, Tennessee, Marla Morton has bargained and sold, and by these presents, does transfer, quitclaim, and convey unto the said James E. Morton, as grantee, his heirs, successors, and assigns, all of her right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 163 & 164 of the Plan of Grandview Heights, as of record in Plat Book 161, Pages 14 and 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an "X" in concrete at the intersection of the northerly right-of-way line of Newsome Street, 50 feet in width, and at the easterly right-of-way line of Winford Avenue, 50 feet in width; Thence, leaving the northerly right-of-way line of Newsome Street with the easterly right-of-way line of Winford Avenue North 21 deg 03 min 00 sec West, 100.00 feet to an existing iron rod at the corner common with the property of JHS Realty, Inc., as of record in Instrument Number: 20071004-0118313, at the Register's Office for Davidson County, Tennessee; Thence, leaving the easterly right-of-way line of Winford Avenue with the southerly property line of JHS Realty, Inc., North 69 deg 09 min 00 sec East, 150 feet to an existing iron rod, in the westerly right-of-way line of Alley #1838; Thence, with the westerly right-of-way line of Alley #1838, South 21 deg 03 min 00 sec East, 100.00 feet to an iron rod set at the intersection with the northerly right-of-way line of Newsome Street; Thence, leaving the westerly right-of-way line of Alley #1838, with the northerly right-of-way line of Newsome Street, South 69 deg 09 min 00 sec West, 150.00 feet to the POINT OF BEGINNING. Containing 15,000 square feet or .344 acres more or less.

The foregoing legal description derived from the survey of 2424 & 2426 Winford Avenue, by Cherry Land Surveying, Inc., Scot Cherry, R.L.S. #1512, dated December 4, 2015 and revised December 7, 2015 as file number 15180 CW.

BEING all of the same property conveyed to James E. Morton and Wife, Marla Morton by Warranty Deed from SLS Services, LLC, a Tennessee limited liability company, dated January 5, 2016, of record in Instrument Number 20160106-0001407 Register's Office for Davidson County, Tennessee.

James E. Morton and James Eugene Morton are one and the same person. Marla Morton and Marla Sue Taylor Morton are one and the same person.

This is improved property known as 2424 & 2426 Winford Avenue, Nashville, Tennessee 37211.

WITNESS my hand this 11 day of February, 2026.

Marla Morton
MARLA MORTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, MARLA MORTON, 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 11 day of February, 2026.

DEBORAH MONAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/23/2028
WILLIAMSON COUNTY

Deborah Monahan
NOTARY PUBLIC

My Commission Expires: 4-23-28

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.