Karen Johnson Davidson County
Batch# 1396354 DEEDQC
03/23/2026 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0023055

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2026

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

SUSAN E. GORMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

WG-QCD-25-LOT4-MR

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elston Wayne Winters and Nancy J. Winters, Co-Trustees of the Winters Joint Revocable Living Trust U/A/D October 7, 2025	**Same as new owner**	
(NAME) **2854 Morgan Road,**	(NAME)	**01500031600**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ELSTON WAYNE WINTERS AND NANCY J. WINTERS, CO-TRUSTEES OF THE WINTERS JOINT REVOCABLE LIVING TRUST U/A/D OCTOBER 7, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's 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:

Commencing at an Iron Pin Found (IPF) on the north Right of Way (R.O.W.) of Morgan Road and on the south boundary of Elston and Nancy Winters, as recorded in Instrument #20060215 0018202, Register's Office Davidson County (R.O.D.C.) and the south boundary Morgan Road Ventures, as recorded in Instrument #20220114 0006237; thence, leaving said road with the east boundary of Winters and the west boundary of Morgan Road Ventures, LLC, the following calls: with a curve turning to the left with an arc length of 39.32', with a radius of 25.00', with a chord bearing of N 52°44'00" E, with a chord length of 35.39', to an Iron Pin Found; N 07°07'10" E a distance of 294.52' to an IPF at the northeast corner of Winters; thence, leaving Morgan Road Ventures, LLC and continuing with Winters, N 82°54'08" W a distance of 215.58' to an IPF at the northwest corner of Winters; thence, leaving Winters with a new Morgan Road Ventures, LLC severance line, the following calls: N 05°22'56" W, distance of 134.09' to an IPS; S 86°45'46" E, a distance of 245.17' to an IPS; thence S 07°07'10" W, for a distance of 147.43' to the True Point of Beginning. Containing 0.74 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on September 30, 2022.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC, a Tennessee limited liability company from E. Wayne Winters and Annette E. Winters by Warranty Deed of record in Instrument Number 20220114-0006237 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **0 Morgan Road, Joelton, Tennessee 37080**.

Witness my/our hand(s) this the 20 day of March, 2026.

Morgan Road Ventures, LLC, a Tennessee limited liability company

BY: _____
Gary Lynn Ealey
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GARY LYNN EALEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED MEMBER of MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER.

Witness my/our hand(s) this the 20th day of March, 2026

_____
Notary Public
My Commission Expires: 3/9/2027
(SEAL)

SUSAN E. GORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **3/20/2026** (date of document).

Affiant Signature

Date **3/20/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **20** day of **March**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027