THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 52 Lebanon Pike ille, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Karen Johnson
Batch # 1405748
04/15/2026 09:57:53 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260415-0030680

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Kelli & Timothy Morell, Trustees 2831 Gaywinds Court Nashville, TN 37214	Mr. Cooper P.O. Box 9225 Coppell, TX 75019	073 16 0A 152.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Timothy Lane Morell and Kelli Lynn Forrest Morell**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable community property trust established by the Grantors, hereby remise, release, and quitclaim unto **Timothy Lane Morell and Kelli Lynn Forrest Morell, Trustees of The Morell Community Property Trust**, dated April 7, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in Davidson County, Tennessee more particularly described as follows:

> Being Unit No. 152, as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, TN, together with an undivided membership in The Cumberland Trace Homeowners Association all as described in Book 6218, Page 528, said Register's Office.
>
> Being the same property conveyed to Kelli L. Morell and Timothy L. Morell, wife and husband, from Christie Bennett and Karla Shinkunas, f/k/a Karla Kennemer, Co-Trustees of the Candace Page Solomon Trust, a Testamentary Trust Under the

Last Will and Testament of Stanley Solomon, by Warranty Deed of record in Instrument Number 20190621-0060258 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 152 Cumberland Trace, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 7 day of April, 2026.

Timothy Lane Morell

Timothy Lane Morell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Lane Morell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of April, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 7th day of April, 2026.

Kelli L Morell

Kelli Lynn Forrest Morell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelli Lynn Forrest Morell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of April, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON