QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1410253 DEEDQC
04/23/2026 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260423-0033618

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 17 DAY OF APRIL, 2026.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — TARA W. UNDERWOOD — COUNTY OF MAURY — My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY:
VENTURE LAW, PLLC, 1104 Fatherland Street, Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
SJM Revocable Trust dated April 9, 2026, and any amendments thereto	**SAME**	**070-03-0A-055.00**
(Name) **113 Nocturne Forest Ct**		
(Address) **Nashville, TN 37207**		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Sharon Morrow, a widower,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **the SJM Revocable Trust dated April 9, 2026, and any amendments thereto,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 55 on the Plan of Nocturne Forest, Phase One, as of record in Book 7900, pages 20, 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property as conveyed to David Morrow and wife, Sharon Morrow, by Warranty Deed from Cumberland Builders, Inc., dated October 31, 1997, recorded December 4, 1997, in Book 10709, Page 280, in the Register's Office for Davidson County, Tennessee.

David Morrow, having since passed away on July 20, 2025, leaving his fee simple interest to his surviving spouse, Sharon Morrow.

This is improved property located at 113 Nocturne Forest Ct, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 9th day of April, 2026.

Sharon Morrow

Sharon Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named **Sharon Morrow**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2026.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Patrick W. Underwood, 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 April 9, 2026.

Date

Affiant Signature

4/9/2026
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 9th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)