This Instrument Prepared by:
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725 Cool Springs Blvd., Suite 600
Franklin, TN 37067
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
16th day of April, 2026.

Notary Public

My Commission Expires: 10-25-2027

BRITTNEY GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

Karen Johnson Davidson County
Batch# 1422837 DEEDQC
05/20/2026 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045538

| Address of New Owner: | Send Tax Bills to: | Parcel ID: |
|---|---|---|
| Judy B. Morris, Trustees<br>918 Shauna Drive<br>Nashville, TN 37214 | NEW OWNER | 090F A 026.00 |

## QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Judy A. Welch (one in the same as Judy B. Morris)**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Judy B. Morris, as Trustee for The Judy Morris Living Trust, Dated April 16, 2026**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

BEING Lot No. 12 on the Plan of Malvin Heights Subdivision as of record in Book 2330, Page 83, Register's Office for said county, Tennessee.

SAID Lot No. 12 fronts 85 feet on the westerly side of Shauna Drive and runs back 183.8 feet on the North line and 193.7 feet on the South line to a dead line, measuring 92 feet thereon.

BEING the same property conveyed to Judy A. Welch by Quitclaim deed from Ernie Eugene Welch, dated September 13, 1994, recorded November 9, 1994, and of record in Book 9515 Page 985 said Register's Office. Said Judy A. Welch is now known as Judy B. Morris.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property commonly known as: **918 Shauna Drive, Nashville, TN 37214**

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

**WITNESS my hand this 16th day of April, 2026.**

Judy A. Welch

**JUDY A. WELCH**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JUDY A. WELCH**, known to me (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2026.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

## CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 16, 2026**.

Affiant Signature

5. 11. 2026
Date

**STATE OF TENNESSEE**

**COUNTY OF** WILLIAMSON

Sworn to and subscribed before me this 11TH day of MAY, 2026.

Notary's Signature

My Commission Expires: My Commission Expires August 3, 2026

BOBBIE JEAN LAMAR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY