THIS INSTRUMENT PREPARED BY:
Mary A. Parker
5115 Maryland Way
Brentwood, TN 37027

OWNER/RESPONSIBLE TAXPAYER:
James Morris, III
1405 Clay Street
Nashville, TN 37208

Karen Johnson
Batch # 1447719
07/15/2026 03:27:39 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260715-0064106

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this **1st day of May 2026**, by and between **James Morris III** ("Grantor") and **J Morris & Company Inc.** ("Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of **Ten Dollars** and transfer of a Deed of Trust Note for the existing mortgage to Grantee, along with other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto **Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 1405 Clay Street, Nashville TN 37027:**

Map-Parcel Number 81-82286.00 Land in Davidson County, Tennessee, being the west 47 feet of Lot No. 46 and the west 47 feet of the north 5 feet of Lot No. 44, on the Plan of W.S. Settle's Subdivision of Lot No. 7, Woodard Plan, of record in Book 57, page 132, in the Register's Office of Davidson County, Tennessee.

Said parts of said lots front 47 feet on the south side of Clay Street and runs back between parallel lines along the east margin of an alley, 92 feet to a deadline.

Source of Grantor's equitable interest is a **Warranty Deed recorded in Book 20250725, Page 0058911,** Register's Office of Davidson County, Tennessee. Tax bill to be sent to 1405 Clay Street, Nashville, TN 37208. Taxes will be paid by J Morris & Company Inc.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the datefirst written above.

JAMES MORRIS, III

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or true value, whichever is greater for this transfer is $10.00.

James Morris III
Affiant

Subscribed and sworn before me this 15th day of July 2026.

Cathy Bradford
Notary

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-6-2027

Tennessee Notarial Certificates

James Morris III

Acknowledgment Certificate Form:

State of Tennessee
County of DAVIDSON

Personally appeared before me, JAMES MORRIS III, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained (The following to be included only where a natural person is executing as agent) and who further acknowledged that he or she is the PRESIDENT (identification of the agency position of the natural person executing the instrument, such as "attorney-in-fact or "president" or "general partner") of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15 day of JULY, 2026

Teresa Felicida Rivero
Notary's Signature

TERESA FELICIDA RIVERO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 04/22/2028