Karen Johnson Davidson County
Batch# 1467588 DEEDQC
09/03/2026 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081531

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Hargrove Firm 12910 Shelbyville Rd Suite 124 Louisville, KY 40243

Order Number: HF2026-0716

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **DOUGLAS R. MORGAN a/k/a DOUGLAS ROBERT MORGAN** and **LYNNE R. MORGAN a/k/a LYNNE RIDGE MORGAN**, husband and wife, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **LYNNE RIDGE MORGAN and DOUGLAS ROBERT MORGAN, as Trustees of The LYNNE and DOUG MORGAN FAMILY TENNESSEE COMMUNITY PROPERTY TRUST, u/t/a dated 10th day of July, 2026**, whose address is 177 Charleston Park, Nashville, TN 37205, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Sugartree, Phase 3, Revised, of record in Plat Book 5050, page(s) 67-71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 116-08-0G-177.00

Street address of property: 177 Charleston Park, Nashville, TN 37205
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20140610-0050442 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Lynne Ridge Morgan and Douglas Robert Morgan, as Trustees of The Lynne and Doug Morgan Family Tennessee Community Property Trust, u/t/a dated 10th day of July, 2026, 177 Charleston Park, Nashville, TN 37205

Signed this 28 day of August, 2026,

Signature(s) of Grantor(s):

Douglas R. Morgan a/k/a
Douglas Robert Morgan

Lynne R. Morgan a/k/a
Lynne Ridge Morgan

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 28 day of August, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Douglas R. Morgan a/k/a Douglas Robert Morgan and Lynne R. Morgan a/k/a Lynne Ridge Morgan**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 04, 2027

OATH OF CONSIDERATION

We, Lynne Ridge Morgan and Douglas Robert Morgan, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 28 day of August, 20 26,

Signatures of Affiant(s):

Lynne Ridge Morgan
Lynne Ridge Morgan

Douglas Robert Morgan
~~D~~Douglas Robert Morgan

Sworn and subscribed before me this 28 day of August, 20 26.

Michelle L. Reid
Notary Public

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan 04 2027

Tennessee Certification of Electronic Document

I, CYNTHIA STONE, 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 8/28/26 (date of document).

Cynthia A Stone
Affiant Signature

8/31/26
Date

State of South Carolina
County of Aiken

Sworn to and subscribed before me this 31 day of August, 2026

Tomeishia Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 3/2/35

NOTARY'S SEAL

