Karen Johnson Davidson County
Batch # 1471527 DEEDQC
09/10/2026 12:07:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260910-0084087

This Instrument Prepared by Jaylan A. Morgan, 905 Calvin Court, Antioch, TN 37013

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned **Jaylan A. Morgan, an unmarried man,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jaylan A. Morgan, an unmarried man, and Melanie J. Morgan and husband, Walter Morgan, Jr., as joint tenants with rights of survivorship,**(Grantee), all of his rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows: Being all of Lot No. 91 of Briarcreek F/K/A/ Parks at Cane Ridge by Final Plat for Parks at Cane Ridge Phase 1C of record in Instrument No. 20241106-0086382, Register's Office for Davidson County, Tennessee, for a more complete description of said lot.

Being the same property conveyed to **Jaylan A. Morgan, an unmarried man,**, by Special Warranty Deed dated November 14, 2025, from Meritage Homes of Tennessee, Inc, an Arizona Corporation, recorded November 17, 2025, in Instrument Number 20251117-0091410, in the Official Records of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the **2nd** day of **July, 2026**

Jaylan A. Morgan

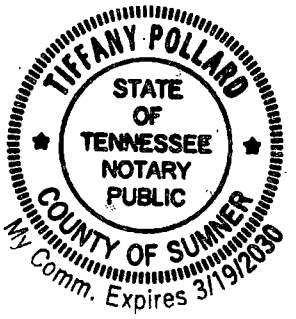
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jaylan A. Morgan,** the within named bargainor, 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 official seal at office this **2nd** day of **July, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/19/2030



For recording information only

STATE OF TENNESSEE
COUNTY OF SUMNER

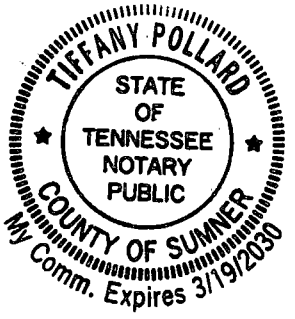
I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the **2nd** day of **July, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/19/2030



PROPERTY ADDRESS: **905 Calvin Ct., Antioch, TN 37013**

TAX PARCEL NO.: **182 07 0A 091.00**

PROPERTY OWNER: **Jaylan A. Morgan, Melanie J. Morgan and Walter Morgan, Jr.**

OWNER'S ADDRESS: **905 Calvin Ct., Antioch, TN 37013**

MAIL TAX BILLS TO: **Owner at Property Address**