This instrument prepared by: Derek L. Spratley, Attorney, 448 N. Cedar Bluff Ln. #356, Knoxville, Tennessee 37923
After Recording return to: Aspen Title and Escrow LLC, 9724 Kingston Pike, Ste. 208, Knoxville, Tennessee 37922

QUITCLAIM DEED

THIS INDENTURE, made this 22nd day of February, 2021, between

Mahmood Salih Mohammed, married, **Moslim Mohammed,** married, and **Solav Mohammed,** single,

First Party,

Karen Johnson Davidson County
Batch# 583666 **DEEDQC**
03/03/2021 03:38:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210303-0027826

Mahmood Salih Mohammed, and wife, **Adar H. Essa**

Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration to them in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, quitclaimed and conveyed and do hereby grant bargain, quitclaim and convey unto said Second Party in the following described premises:

SITUATED in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit: Land in Davidson County, Tennessee, being **Lot No. 105 on the Plan of Phase 3, Section 9, October Woods, R10 Residential P.U.D.** of record in Plat at Instrument No. 20020916-0112495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mahmood Salih Mohammed, married, Moslim Mohammed, married, and Solav Mohammed, single, dated August 12, 2019, recorded in Instrument No. 20190814-0081245, in the Register's Office for Davidson County, Tennessee.

Moslim Mohammed and Solav Mohammed do certify that the above described property is not used by her or a spouse or a dependent of either of them, as a principal place of residence.

This conveyance is subject to: Taxes for the year 2021, alien not yet due and payable; subject to all matters shown on the Plat at Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee; subject to all matters shown on the P. U. D. Boundary Plat Book 7900, page 909, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions of record in book 9840, page 276, made applicable to Section 9 in Instrument No. 20020917-0113276, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 5047, page 656 and Book 5047, page 661, in the Register's Office for Davidson County, Tennessee; By-Laws of record in Book 9840, page 267, in the Register's Office for Davidson County, Tennessee; Charter for HOA of record in book 9840, page 259, in the Register's Office for Davidson County, Tennessee; Conveyance of Open Space to HOA of record in Instrument No. 20071221-0146548, in the Register's Office for Davidson County, Tennessee; Right of Way to Metro of record in book 8443, page 75, in the Register's Office for Davidson County, Tennessee; Restrictions of record as Instrument No. 20130904-0093297, in the Register's Office for Davidson County, Tennessee; and any and all existing and restrictions as shown of record not slated herein. This is improved property known as: 320 Catspaw Court, Cane Ridge, Tennessee 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

The said premises to the said Second Parties in fee simple forever.
In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

mukmood salih mohmmed
Mahmood Salih Mohammed

Moslim Mohammed

Solav Mohammed
Solav Mohammed

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, Moslim Mohammed, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd, day of February, 2021.

My Commission expires: 11-20-2023

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, Solav Mohammed, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd, day of February, 2021.

My Commission expires: 11-20-2023

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, Mahmood Salih Mohammed, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd, day of February, 2021.

My Commission expires: 11-20-2023

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Name and address of property owner and responsible taxpayer:

Mahmood Salih Mohammed, and wife, Adar H. Essa
320 Catspaw Court
Antioch, TN 37013

TAX CODE: 183-05-0A-356-CO

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is

$ 0 .

Affiant

Subscribed and sworn to before me, this 25 day of Feb., 2021.

My Commission expires: 5.18.22

Notary Public

CAROLYN A. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY
MY COMMISSION EXPIRES 5-18-2022