BOX 10-A

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 631936 DEEDQC
05/10/2021 08:59:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210510-0062121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Estate of David Pritchard 1800 Main Street Bloomburg, PA 17815	Same	Parcel 1: 183-00-0-167.00 Parcel 2: 183-00-0-160.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **SHEHLA KHAN** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **THE ESTATE OF DAVID PRITCHARD** their heirs and assigns, the following tracts of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

These properties were never the marital residence of the grantor herein named.

These are properties known as: 6211 Burkitt Road, Antioch, TN 37013
0 Battle Road, Antioch, TN 37013

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28 day of April, 2021.

S-Khan

SHEHLA KHAN

STATE OF Michigan)
COUNTY OF Oakland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shehla Khan**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of April, 2021.

TYLER J SMITH NOTARY PUBLIC OAKLAND COUNTY, MI

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2021.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

Notary Public

EXHIBIT A

Parcel 1: Map/Parcel 183-00-0-167.00

Land in Davidson County, Tennessee, being Tract 14B on the Final Subdivision Plan of "Re-Subdivision of Tract 14, Jennings Property", recorded in Plat Book 7900, Page 824, as corrected in Instrument Number 20080918-0095166, Registers Office for Davidson County, Tennessee being described as follows:

Beginning at an iron rod on the Easterly right-of-way of Burkett Road, said point being the Southwesterly corner of John W. Vaughn, said point also being the Northwesterly corner of subject tract; thence with the Vaughn Property, South 84 degrees 00 minutes 02 seconds East, 382.15 feet to an iron rod; thence South 5 degrees 59 minutes 57 seconds West, 476.60 feet to an iron rod; thence with the property of the Metropolitan Government of Nashville and Davidson County, North 88 degrees 05 minutes 29 seconds West, 9.94 feet to an iron rod; thence North 85 degrees 57 minutes 55 seconds West, 296.68 feet to an iron rod; thence with property of James L. Heard, North 22 degrees 59 minutes 11 seconds West, 192.98 feet to an iron rod on the Easterly right-of-way of Burkett Road; thence with said right-of-way, North 9 degrees 11 minutes 38 seconds East, 319.17 feet to the point of beginning and containing 4.19 acres according to a survey made by R.L. Spears, Tennessee License No. 126, dated November 3, 1994.

Parcel 2: Map/Parcel 183-00-0-160.00

Land in Davidson County, Tennessee being described as follows: Beginning at an iron rod located at the Northerly property line of Cain Ridge Park, thence South 67 degrees 23 minutes 29 seconds West following the property line of Cain Ridge Park a distance of 110 feet more or less, thence North 7 degrees 32 minutes 58 seconds East following Burkett Road right of way a distance of 209 feet more or less to an iron rod, thence South 22 degrees 59 minutes 11 seconds East following the property line of Woodbine Baptist Church a distance of 192.98 feet to the beginning and containing 0.25 acres, more or less.

Being the same property conveyed to Shehla Khan by Warranty Deed from Woodbine Baptist Church of record in Instrument No. 20131104-0114173, Register's Office for Davidson County, Tennessee, recorded on November 04, 2013.

The subject property was subsequently sold in a tax sale as evidenced by Report of Sale in Instrument No. 20161219-0133055, as to Tract 1, and Instrument No. 20170725-0075105, Register's Office for Davidson County, Tennessee, as to Tract 2.

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20170308-0022979, Register's Office for Davidson County, Tennessee, recorded on March 08, 2017, as to Tract 1.

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20171017-0106378, Register's Office for Davidson County, Tennessee, recorded on October 17, 2017, as to Tract 2.

The said David Pritchard died testate on September 19, 2018, and by his Last Will and Testament filed as Probate Docket No. 18P-1830 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, instructed that all real property owned by him at the time of his death be deemed as personal property and subject to sale by his Executor. Under the terms of said will, Susan Pritchard, was appointed as the Executor of the estate, with full power and authority to sell the subject property without joinder of any beneficiary, for the purpose of facilitating the distribution of the estate to the beneficiaries named in said will.

The said Shehla Khan was divested of any claim, right, title or interest in said properties pursuant to Agreed Order in the Chancery Court for Davidson County, Tennessee Twentieth Judicial District under Docket No. 20-0496-II and the said properties were vested in The Estate of David Pritchard.