QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Roberta J. Morris
Affiant

Subscribed and sworn to me on Dec. 21, 2023.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marina Mohsin 15834 Pennsylvania Avenue Prior Lake, MN 55372	Same as New Owner	128-00-0-008.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Roberta J. Morris, unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Marina Mohsin, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> A tract of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, described according to a copy of a survey, thereof dated July 22, 1948, by Lewis D. Justice, Surveyor, as follows: Beginning at a spike in the center of Sawyer Brown Road; being the Southeast corner of a 12 acre tract conveyed to Paul E. Williams, et ux, by deed from R. W. Ratliff of record in Book 2018, Page 254, Register's Office for said County, the other from John T. Whaley, et ux, and running with the center line of said road, as follows; South 16° West 360 feet to a spike, and South 4° 66' West 171.6 feet to a corner of the Lands of Vell Holt; thence along Holt's Line, North 88° 05' West 615.5 feet to a post, North 1 ° 25' East 263.2 feet to a post, North 87° West 652 feet to a post: thence leaving Holt's Line North 28° 30' East 657 feet to an iron pin; thence North 73° East 1066 feet to the point of beginning.
>
> Being the same property conveyed to Roberta J. Morris by Executor's Quitclaim Deed from Roberta J. Morris, Executor of the Probate Estate of Abdul Husain Al-Saidy, Probate Court of Rutherford County, Tennessee Case No. 75PR1-2022-PR-163, dated October 27th, 2023, and recorded November 17th, 2023, of record in Instrument No. 20231117-0089736, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property, known as 0 Eagle Rdg., Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch # 1084966 DEEDQC
12/21/2023 04:04:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231221-0098627

WITNESS my hand on Dec. 21, 2023

Roberta J. Morris

Roberta J. Morris

STATE OF TN

COUNTY OF Davidson

On Dec. 21, 2023, before me personally appeared **Roberta J. Morris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Dec. 21, 2023.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

