THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 1098758 DEEDQC
02/07/2024 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240207-0008649

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 7th day of February 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Morfin	**New Owner**	**175-2-B-38CO**
4008 Saddlecreek Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/we Akram Mohammed, a married man** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Romad Sheko and Jennifer Morfin, husband and wife,** herein called "GRANTEE(S)", her/his successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being all of Unit Not No. 4905 on the plan of Section One, Old Hickory Commons, A Planned Unit Development, according to plat and survey appearing of record as Instrument No. 20190502-0040941, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location ad description of said lot.

Being the same property conveyed to Jennifer Morfin and Akram Mohammed as Joint Tenants with Right of Survivorship by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated December 30, 2020 and recorded January 12, 2021as Instrument No. 20120112-0005424, Register's Office of Davidson County, Tennessee.

Oath is made that the property herein above described is neither the Grantor's principal nor the principal residence of his spouse and/or dependents.

This is **improved** property known as: **4008 Saddlecreek Way, Antioch, TN 37013**

WITNESS my/our hand(s) this 5 day of February, 2024.

Akram Mohammed

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Akram Mohammed,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of February, 2024.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/5/24 (date of document).

Jennifer Russell
Affiant Signature

2/7/24
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 7th day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL