QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1174552 DEEDQC
08/26/2024 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240826-0065502

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 08/ 21 /24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Judy Saita 745 Adkisson Ln. Nashville TN 37205	NEW OWNER	102 11 0 085.00

KNOW ALL MEN BY THESE PRESENTS that John T. Rochford, Conservator for Patricia Morton, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Judy Saita, her successors and assigns, his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 2, on the final plat of ADKISSON ESTATES, of record in Plat Book 7900, Page 706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Billy D. Morton, Sr. and wife, Patricia Carroll Morton, by Warranty Deed from Billy D. Morton, Jr. and wife, Cornelia Severino Morton, of record in Book 11764, Page 468, in the Register's Office of Davidson County, Tennessee, dated November 30, 1999, and recorded on December 01, 1999. The said Billy D. Morton, Sr. died on October 03, 2015, leaving Patricia Carroll Morton as surviving tenant by the entirety.

John T. Rochford, Conservator for Patricia Morton, pursuant to appointment by the Second Circuit Court for Davidson County, Tennessee Probate Division in Case No. 19P2259, is authorized to convey the property herein. Patricia Carroll Morton and Patricia Morton are one and the same.

This property is known as 745 Adkisson Ln., Nashville TN 37205.

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

A life estate is hereby reserved in and to the premises conveyed herein for and during the remainder of the natural life of Patricia Morton so long as she may live.

WITNESS our hands on 08/ 26 /24.

Patricia Morton
By: John T. Rochford, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Conservator for Patricia Morton the within named bargainor, and that he as such Conservator executed the foregoing instrument for the purposes therein contained, by signing for Patricia Morton by himself as the Conservator.

Witness my hand and official seal on 08/ 21 /24.

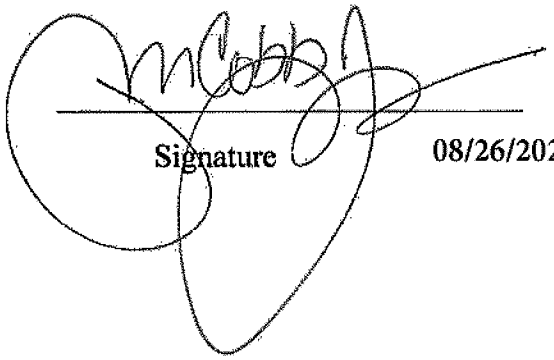
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 26, 2024.**



Signature 08/26/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 26th day of August, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

