State of ____

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch # 1318973 DEEDQC
09/05/2025 12:56:12 PM 2 pgs
Fees $12.00 Taxes $0.00
20250905-0071094

This instrument was prepared by:
Ross Morgan
510 Basswood Ave #11
Nashville, TN 37209

After recording, mail document and tax statements to:
Ross Morgan & Laura Ariza Lopez
510 Basswood Ave #11
Nashville, TN 37209
Parcel No.: 090-11-0B-011.00-CO

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 5 day of September, 2025 (the "Effective Date"), between **Ross Morgan** (the "Grantor"), whose mailing address is 510 Basswood Ave #11, Nashville, TN 37209, and **Ross Morgan and Laura Ariza Lopez** (the "Grantee"), a married couple, whose mailing address is 510 Basswood Ave #11, Nashville, TN 37209.

WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim, convey, and release unto the Grantee all interest the Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 11 of River Breeze Garden Townhomes pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550, amended in Instrument No. 20030618-0048435, Instrument No. 20040308-0025984 and Instrument No. 20200109-0003298, Register's Office for said County, to which source reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Source of Title: 20220915-0102918

This is **improved** property known as. **510 Basswood Ave #11, Nashville, TN 37209.**

The Property will be held as tenancy by the entirety
The Property is the homestead of the Grantor

~~TO HAVE AND TO HOLD unto said Grantee, their successors and assigns, forever.~~

Grantor.

Grantor Signature

Ross Morgan
Grantor Name

PHOENIX STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05-08-2029 DAVIDSON COUNTY

NOTARY ACKNOWLEDGMENT (Tennessee form)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2025, before me personally appeared Ross Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and acknowledge that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned

Signature

Phoenix
Notary Public

My Commission Expires. 5/8/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Ross Morgan, Affiant
Subscribed and sworn before me this the 5th Day of September 2025.
P. Allard, Deputy Register