BILL GARRETT, Davidson County
Trans:T20160026194 DEEDQC
Recvd: 03/31/16 14:34 2 pgs
Fees:12.00 Taxes:0.00
20160331-0030673

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1402

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Catherine Scanlan John Joseph Murphy 865 Bishopgate Road Antioch, TN 37013	New Owner	149-02-0B-043.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

M. ALLISON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Subscribed and sworn to before me, this the 31st day of March, 2016.

Notary Public

My Commission Expires: 7/2/2018
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Catherine Scanlan, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Catherine Scanlan, unmarried, and her son John Joseph Murphy, as joint owners with right of survivorship,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152 on the Plan of Picadilly Square, Phase II, of record in Book 6250, page 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Scanlan, unmarried, by United States deed from The United States of America, acting by and through the Internal Revenue Service, dated October

28, 1998, of record in Book 11204, page 78, Register's Office for DAVIDSON County, Tennessee.

This is improved property located at: 865 Bishopsgate Road, Antioch, TN 37013

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 31st day of March, 2016.

Catherine Scanlan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Catherine Scanlan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 31st day of March, **2016.**

M. ALLISON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Notary Public
My Commission Expires: 7/2/2018