THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **2000 Richard Jones Road** **Suite 260** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Jordan Carver Murphy Affiant Subscribed and sworn to before me, this 6th day of May, 2016. Natalie Y. Parivar Notary Public My Commission Expires: March 3, 2020

NATALIE Y. PARIVAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

BILL GARRETT, Davidson County
Trans:T20160057160 DEEDQC
Recvd: 07/05/16 15:51 3 pgs
Fees:17.00 Taxes:0.00
20160705-0068734

QUITCLAIM DEED

No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner: **TN Rentalhouses, LLC** P.O. Box 150979 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Map & Parcel 162-13 28

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **James Albert Murphy, Jr. and Jordan Carver Murphy (f/k/a Jordan Stephanie Carver), husband and wife** (hereinafter referred to as the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **TN Rentalhouses, LLC**, a Tennessee limited liability company, its heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revised Section One, Cedarwood Estates, of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol A. Kuzman, by deed from the Ursula M. Mitchell Revocable Trust dated August 21, 1989, of record in Book 10306, page 162, Register's Office for Davidson County, Tennessee. Carol A. Kuzman divorced and re-married and was then known as Carol A. Lee (a/k/a Carol Ann Lee). Carol Anne

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

Lee died August 20, 2014. Donald Freet and Bonnie Bellis are the devisees under the Will of Carol Ann Lee filed in the Seventh Circuit Court at Davidson County, Tennessee At Nashville on November 14, 2014 as Docket No. 14P1881, and also by Order on Motion For Default and Petition to Interpret and Construe Will attached thereto.

Further being property conveyed to James Albert Murphy, Jr. and Jordan Stephanie Carver by Donald Freet and Bonnie Bellis, by Warranty Deed dated June 15, 2015 and recorded as Instrument Number 20150617-0057556 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2016 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 62, said Register's Office; (c) restrictive convenants of record in Book 4753, page 683, said Register's Office; and (d) joint driveway easement of record in Book 5999, page 484, said Register's Office.

This is improved property known as 425 Cedarvalley Drive, Nashville, TN 37211.

With said conveyance(s) being subject to any and all existing restrictions encumbrances, and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2016.

James Albert Murphy, Jr.

Jordan Carver Murphy

James Albert Murphy, Jr.

Jordan Carver Murphy
f/k/a Jordan Stephanie Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **James Albert Murphy, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of May, 2016.

Natalie Y. Parivar
Notary Public

NATALIE Y. PARIVAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020

My Commission Expires: March 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jordan Carver Murphy (f/k/a Jordan Stephanie Carver)**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of May, 2016.

Notary Public

PAMELA W. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

My Commission Expires: Nov. 6, 2017