QUITCLAIM DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 15372 DEEDQC
10/19/2017 10:26:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171019-0107085

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellen M. Murphy **Benjamin Murphy**	**Same**	
(NAME)	(NAME)	**084-14-0-075.00**
197 Theodore Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELLEN M. MURPHY F/K/A ELLEN M. GRAVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ELLEN M. MURPHY AND HUSBAND, BENJAMIN MURPHY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 139 fronts 114.3 feet on the Northerly side of Theodore Road, and runs back 171 .8 feet on the Easterly line and 375.5 feet on the Westerly line, to a dead line, measuring 232.5 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO **ELLEN M. GRAVES, A SINGLE WOMAN**, BY WARRANTY DEED FROM **DAVID SHARIFI, MARRIED**, OF RECORD IN INSTRUMENT NUMBER **20170711-0069493**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE **6TH DAY OF JULY, 2017.**

THE SAID ELLEN M. GRAVES HAVING SINCE MARRIED AND IS NOW KNOWN AS ELLEN M MURPHY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **197 Theodore Road, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 17 day of October, 2017.

Ellen M. Murphy F/K/A Ellen M. Graves

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen M. Murphy F/K/A Ellen M. Graves**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of October, 2017.

Notary Public

My Commission Expires: 7/5/21

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212