AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 11637038

This document prepared by:
JOHN O. WINDSOR, ESQ.
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Parcel ID No.: 164100A23400CO

Bill Garrett Davidson County
Batch# 28487 DEEDQC
11/21/2017 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171121-0119376

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of November, 2017, by and between **Peggy L. Murphy, an unmarried woman, with a ¾ interest in property and Shirley Murphy, an unmarried woman, with a ¼ interest in the property**, a mailing address of 4228 Sandstone Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Peggy L. Murphy, an unmarried woman**, a mailing address of 4228 Sandstone Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 155 ON THE PLAN OF VILLAGE FOUR, SUMMERFIELD, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20030401-0042979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Peggy Murphy and Thelma Murphy by Deed from Southern Home Builders, LLC as set forth in Instrument No. 20040121-0007945 dated 12/23/2003 and recorded 01/21/2004, Davidson County Records, State of Tennessee. Thelma Murphy died on February 3, 2014 survived by her two daughters Peggy L. Murphy and Shirley Murphy, the grantors herein. (See Affidavit of Heirship recorded October 24, 2017 in Instrument Number 20171024-018873.

Commonly known as: 4228 Sandstone Drive, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

x Peggy L Murphy
Peggy L. Murphy

x Shirley Murphy
Shirley Murphy

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Peggy L. Murphy, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 15 day of November, 20 17.

Claudia Boyett
Notary Public
My Commission expires: 1-4-2021

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Shirley Murphy, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch TN, this 15 day of November, 20 17.

Claudia Boyett
Notary Public
My Commission expires: 1-4-2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

VALUATION AFFIDAVIT

STATE OF TN
COUNTY OF Davidson

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Sworn to before me this 15 day of November, 2017.

Notary Public
My Commission Expires: 1-4-2021

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

Name and address for person(s) responsible for taxes:

Peggy L. Murphy
4228 Sandstone Drive
Antioch, TN 37013

Name and address of property owner:

Peggy L. Murphy
4228 Sandstone Drive
Antioch, TN 37013

True Copy Certification

I, _____KRISTIE LAKE _____, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of _____PA___

County of _____ALLEGHENY_

Personally appeared before me LISA MARIE DISANZO, a notary public for this county and state, KRISTIE LAKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: ____AUG 23, 2018_____
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lisa Marie DiSanzo, Notary Public
Freedom Boro, Beaver County
My Commission Expires Aug. 23, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES