Bill Garrett Davidson County
Batch# 92598 DEEDQC
05/15/2018 01:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180515-0046379

Commitment Number: 23414276
Seller's Loan Number: 160335338

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Christina M. Teeple, 4525 Harding Pike #244, Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042-14-0-068-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Christina M. Teeple, F/K/A Christina Marie Murray, unmarried, whose mailing address is **4525 Harding Pike #244, Nashville, TN 37205**, herein joined by her ex-spouse **Erick Murray**, unmarried, whose mailing address is **2305 Brandon Acres Drive, Buford, GA 30519**, a formerly married couple who are now divorced pursuant to the Certificate of Divorce or Annulment filed in Davidson County, Tennessee in Case No. 07D-2477 on January 7, 2008, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Christina M. Teeple**, an unmarried woman, hereinafter grantee, whose tax mailing address is **4525 Harding Pike #244, Nashville, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 37 on the Plan of Blair Estates, Section 1, of record in Plat Book 2663, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description said Lot No. 37 fronts 178 feet on the east side of Holiday Drive and runs back 217.58 feet on the north line and 236.03 feet on the south line to a dead line in the rear on which it measures 178.95 feet.

Being the same parcel conveyed to Christina Marie Murray from Howard C. Lewis and Virginia W. Lewis, by virtue of a deed dated 6/21/2005, recorded 6/27/2005, as instrument no. 20050627-0073350 county of Davidson, state of Tennessee.

Assessor's Parcel Number: 042-14-0-068-00

Property Address is: 109 Holiday Drive, Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20050627-0073350 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 042-14-0-068-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 17, 2018:

Christina M. Teeple F/K/A Christina Marie Murray

Christina M. Teeple, F/K/A Christina Marie Murray

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 17, 2018 by **Christina M. Teeple, F/K/A Christina Marie Murray** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M. Jackson
Notary Public
My Commission Expires 3.8.2021

Executed by the undersigned on March 17, 2018:

Erick Murray

STATE OF Georgia
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me on March 17, 2018 by **Erick Murray** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CYNTHIA MARIE SCHNEIDER NOTARY PUBLIC Exp. June 05, 2020 GWINNETT COUNTY, GA

State of Tenn.
County of Davidson

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

Subscribed and sworn to before me

This 17 day of April, 2018.

Christina M. Teeple F/K/A Christina Marie Murray
Affiant

Christina M. Teeple F KA Christina Marie Murray
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3.8.2021

Gloria M. Jackson
Print Name

True Copy Cerification

I, Lindsey Tyler, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lindsey Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Lindsey Tyler, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries