This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 202545 DEEDQC
03/06/2019 11:23:30 AM 6 pgs
Fees: $33.00 Taxes: $644.33
20190306-0020474

State of Tennessee }

County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $174,142.32

Malinda Murphy aka Malinda Murphy Mantlo
Affiant Signature

Subscribed and sworn to before me on this the 28th day of February, 2019.

Notary Public

My Commission expires 01 / 04 / 2021

THOMAS P. HOLLINGSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Malinda Murphy
982 General George Patton Road
Nashville, TN 37221

SEND TAX BILLS TO:
Malinda Murphy
982 General George Patton Road
Nashville, TN 37221
MAP AND PARCEL NUMBER: 142090D01500C0

QUITCLAIM DEED

18NT00492

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged We,

Michael Fred Murphy, Malinda Murphy Mantlo, Marguerite Murphy Young and Martin Lee Murphy as residuary devisees under the last will and testament of Frankie Dunn Murphy.

By these presents do remise, release and **QUITCLAIM**, all our rights, title and interest unto

Malinda Murphy, a single woman

Hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Unit No. 982, together with the Carport designated No. 982-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property vested in Michael Fred Murphy (1/4 Interest), Malinda Murphy Mantlo (1/4 interest), Marguerite Murphy Young (1/4 interest) and Martin Lee Murphy(1/4 interest) as residuary devisees under the last will and testament of Frankie Dunn Murphy also known as Frankie D. Murphy, Probated in the Davidson County Probate court, case #18P-849.

Fred B. Murphy died 04/21/1998, leaving Frankie D. Murphy, Widow, as surviving tenant by entirety.

Being the same property conveyed to Fred B. Murphy and wife, Frankie D. Murphy, by Warranty Deed from Haury & Smith Contractors, Inc., dated 12/04/1981 and recorded 12/07/1981 in Book 5827, page 912, Register's Office for Davidson County, TN.

This is an improved property commonly known as 982 General George Patton Rd, Nashville, TN 37221

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

Witness my hand this 28th day of February, 2019.

Malinda Murphy aka Malinda Murphy Mantlo

Malinda Murphy aka Malinda Murphy Mantlo

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Malinda Murphy aka Malinda Murphy Mantlo** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of February, 2019.

Notary Public

THOMAS F. HOLLINGSWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 01 / 04 / 2021.

Witness my hand this 5TH day of FEBRUARY 2019.

Michael Fred Murphy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Fred Murphy,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February, 2019

Notary Public

DONNA M. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

My Commission expires: Jan 3 / 2022

Witness my hand this 5th day of February, 2019.

Marguerite Murphy Young
Marguerite Murphy Young

State of Tennessee }
County of Madison }

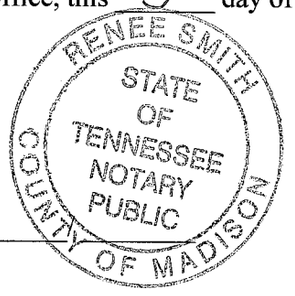
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marguerite Murphy Young** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February, 2019

Renee Smith
Notary Public

My Commission Expires February 25, 2019

My Commission expires: _____/_____



Witness my hand this 5th day of February 2019.

Martin Lee Murphy

State of ~~TN~~ }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Martin Lee Murphy,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February, 2019.

Notary Public

My Commission expires: May 17 2020.

201903060020474

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

