QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 277792 DEEDQC
08/29/2019 04:01:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190829-0087485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

RUDY & PARTNERS, PLLC
608 SHELBY AVENUE
NASHVILLE, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Murphy Manor LLC (NAME)	**New Owner** (NAME)	
4001 Dakota Ave, Unit 1 (ADDRESS)	(ADDRESS)	**072-05-0F-002.00**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged by **RICHARD GERARD MURPHY AND MONICA MAE MURPHY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MURPHY MANOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires

Land in Davidson County, Tennessee, being Unit 4 of Trinity Lane Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170612-0058341 and amended in Instrument No. 20190215-0014155, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Richard Gerard Murphy and Monica Mae Murphy, husband and wife by deed from Urban Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190604-0053008, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1027 E Trinity Lane Unit 4, Nashville, Tennessee 37216**.

Witness our hands this the 19 day of AUG, 2019.

RICHARD GERARD MURPHY

MONICA MAE MURPHY

STATE OF Massachusetts

COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Gerard Murphy and Monica Mae Murphy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 213 South main Sharon MA 02067 on this 19th day of August, 2019.

NOTARY PUBLIC

My Commission Expires:

JENNIFER LITTLE LEAVITT
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 20, 2021