PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 343272 **DEEDQC**
01/15/2020 10:32:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200115-0005360

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF JANUARY, 2020.

NOTARY PUBLIC
COMMISSION EXPIRES:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

ADDRESS OF NEW OWNER:
LWB, LLC
PO Box 150979
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
080-08-0-288.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Al Murphy, married,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **LWB, LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bordeaux Hills, Section 4, of record in Plat Book 3600, page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucy C. Jarmon, unmarried, by Warranty Deed from James M. Gunter, and Carolyn Gunter, his wife, dated November 4, 1977, of record in Book 5219, page 615, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Merlyn E. Jarmon, by Quitclaim Deed from Lucy C. Jarmon, dated March 18, 2019, of record in Instrument No. 20190319-0024752; and by Quitclaim Deed from Lucy C. Jarmon, dated May 2, 2019, of record in Instrument No. 20190508-0042943, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Al Murphy, married, by Warranty Deed from Merlyn E. Jarmon, married, dated May 2, 2019, of record in Instrument No. 20190508-0042944, corrected in Instrument No. 20190515-0045951, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 3268 Hinkle Drive, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 10th day of January, 2020.

Al Murphy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Al Murphy, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of January, 2020.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020