THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 360840 DEEDQC
02/20/2020 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200220-0019099

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Saundra M. Murphy 1111 Stratford Avenue Nashville, TN 37216	New Owner	061-15-0-356.00-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jonathan R. Murphy, unmarried,** by these presents do hereby quitclaim and convey unto **Sandy M. Murphy aka Saundra M. Murphy, a single woman,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Being the Westerly 127 feet of Lot No. 295 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, according to a survey made by W.B. Southgate, Surveyor, particularly described as follows:

Beginning on the Northerly margin Stratford Avenue at a point 214.5 feet cast of the Easterly margin of Gallatin Pike or the right of way of the Nashville and Gallatin Interurban Railway; thence with the Northerly margin of said avenue Eastwardly 127 feet to a point 100 feet West of the corner of Lots 295 and 294; thence Northwardly and parallel with the line between said two Lots 205 feet to the Southerly line of Lot 289, thence with the line between said lots 289 and 295, Westwardly 46.8 feet to the common corner of Lots 289, 295, 297, and 289; thence with the line between said Lots 295 and 297, Southwestwardly 220 feet to the point of beginning.

Being the same property conveyed to Jonathan R. Murphy and Sandy M. Murphy, husband and wife by Warranty deed from James David Wolfe and wife, Donna Wolfe of record in Instrument No. 20111227-0100983 Register's Office for Davidson County, Tennessee, dated December 20, 2011 and recorded on December 27, 2011.

Being also known as 1111 Stratford Avenue Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 14th day of February, 2020.

Affiant

Notary Public

My commission expires: [illegible]

Notary Seal

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of February, 2020.

Jonathan R. Murphy

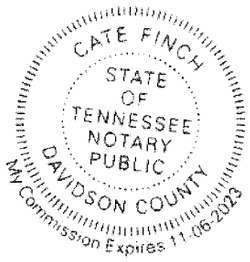
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jonathan R. Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 14th day of February, 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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 according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022