# QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 19 day of MARCH 2020.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 375065 DEEDQC
03/19/2020 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200319-0030535

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| MICHAEL L. MURPHY & | Green Tree Servicing | |
| REGINALD E. MURPHY | 7360 S. Kyrene Rd. T-314 | 064-09-0 / 080.00 |
| 203 Commerce St. | Tempe, AZ. 85283 | |
| Old Hickory, Tennessee 37138 | | |

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MICHAEL L. MURPHY, REGINALD E. MURPHY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARY R. ALEXANDER**, a married woman, ***Feme Sole***, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

**MICHAEL L. MURPHY**, and **REGINALD E. MURPHY**, both un-married, the GRANTEES herein, their heirs and assigns all my right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot Nos. 7 and 8, Block "L", Hadley Bend City Subdivision of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary R. Alexander for Life, Remainder to Michael L. Murphy and Reginald E. Murphy, by Deed from Mary R. Alexander of record as Instrument #20151014-0104684, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2020, Deed of Trust of Record as Instrument #20010914-0100113, R.O.D.C.,TN.

This is improved property known as: 203 Commerce St, Old Hickory, TN 37138.

Grantor, Mary R. Alexander, first being duly sworn does make oath, that the property conveyed herein is not [redacted] the residence of her spouse or any dependent, and that this transfer is not made to defeat the rights of any third party.

Mary R. Alexander

Sworn to and Witness my hand this 19th day of MARCH, 2020.

MARY R. ALEXANDER

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named MARY R. ALEXANDER the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 19 day of MARCH, 2020.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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# CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ryan Wills the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 1-3-22 +_

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2022

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com