QUIT CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: ARTHUR MURRAY, JR. (NAME) **1236 Twin Circle Drive** (STREET ADDRESS) **Nashville, TN 37217** (CITY) (STATE) (P.O. ZIP)	SEND TAX BILLS TO: Arthur Murray, Jr. 1236 Twin Circle Drive Nashville, TN 37217	MAP-PARCEL NUMBERS: 149; Group 12-0-B; Parcel 3-CO

THIS INSTRUMENT WAS PREPARED BY

J. MICHAEL COMBS, ATTORNEY
102 WOODMONT BLVD., SUITE 200
NASHVILLE, TN 37205

Karen Johnson Davidson County
Batch# 436725 DEEDQC
07/13/2020 03:08:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200713-0076470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICH-EVER IS GREATER, FOR THIS TRANSFER IS $1.00

EVELYN L. CHILDS

X

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 13 DAY OF _____, 2020.

Notary Public

MY COMMISSION EXPIRES 9-6-2022

(AFFIX SEAL)

FOR AND IN CONSERIDERATION of the sum of $1.00, cash in hand paid by the herein after named Grantee, and other good and valued consideration, the receipt of which is here by knowledge EVELYN L. CHILD, herein after called the Grantor, has bargained and sold and by these presents do transfer and convey unto ARTHUR MURRAY, JR., herein after called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 3, on the Plan of Final Plat, Phase One, Forest Cove, of record in Plat Book 9700, Page 754, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete legal description.

BEING the same property conveyed to Evelyn Childs by Warranty Deed from Tammy L. Coffman, unmarried F/K/A Tammy Crutcher, of record as Instrument No. 20051115-0137986, in said Register's Office.

This conveyance is subject to the restrictions and by-laws of record in Book 11149, Page 641; Book 11313, Page 436; Book 11149, Page 666, in the Register of Deeds Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all matters appearing on the Plan of record in Plat Book 9700, Page 754, of the Register of Deeds Office for Davidson County, Tennessee; (2) all matters of record in Plat Book 9700, Page 731, in said Register's Office; (3) easements of record in Book 437, Page 21; Book 4607, Page 484; Book 2244, Page 13; Book 2905, Page 501; Book 3463, Page 126; Book 7181, Page 183; Book 7582, Page 193; Book 7269, Page 389, in said Register's Office; for conveyance of water mains of record in Book 8204, Page 276; Book 8204, Page 22, said Register's Office; (5) Storm Water Detention Agreement of record in Book 11540, Page 798, said Register's Office.

This conveyance is subject to any and all recorded and unrecorded Zoning Regulations, Building Restrictions and Set Back Lines, Easements and Right of Ways for public utilities.

This property is improved and otherwise known as 1236 Twin Circle Drive, Nashville, TN 37217.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the Grantee that I lawfully seize and possess said land of fee simple, have a good title to convey it and the same is unencumbered, except for a mortgage and deed of trust to Wilmington Savings Fund Society, FSB and other encumbrances that may otherwise herein be set out; and I do further covenant and bind myself, my heirs, and representatives, to warrant forever to defend the title to the said land to the Grantee, his heirs and assigns against lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the ....13..... day of ....July....., 2020.

X Evelyn Childs
.....
EVELYN L. CHILDS

.....

J MICHAEL COMBS by JMC

Personally appeared before me, [redacted] a Notary Public in and for said County and state, the within named ~~J. MICHAEL COMBS~~ EVELYN L CARLOS JMC the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of July, of 2020.

My commission expires: 9-6-2020



Notary Public