Karen Johnson Davidson County
Batch# 478249 DEEDQC
09/18/2020 09:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200918-0106984

QUITCLAIM DEED

FROM: BRIAN T. MURPHY

TO: BROOKE A. MURPHY

This instrument Was Prepared by:
Brenton H. Lankford, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Brooke A. Murphy 1131 Crater Hill Drive Nashville, TN 37215	1131 Crater Hill Drive Nashville, TN 37215	144-02-0-005.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Brooke Anne Murphy v. Brian Thomas Murphy, Civil Action No. 20D-18, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 28th day of August, 2020.

Notary Public

My Commission Expires: 11/8/2021

PATRICK McMANUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

MU122N:201961:1414378:1

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Brooke Anne Murphy v. Brian Thomas Murphy, Civil Action No. 20D-18, Fourth Circuit Court of Davidson County, Tennessee**. Accordingly, **Brian T. Murphy** does hereby quitclaim unto the said **Brooke A. Murphy**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Chickering Hills, Section Three of record in Plat Book 2663, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 60 fronts 229.28 feet on the Westerly margin of Crater Hill Drive and extends back 438.2 feet on the Northerly line and 479.2 feet on the Southerly line to a dead line in the rear, measuring 232.90 feet thereon.
>
> Being the same property conveyed to Brooke A. Murphy and Brian T. Murphy, Wife and Husband, and Anthony Andrew Cibulski, as joint tenants with right of survivorship, by deed from Jon R. Thomas and wife, Jennie V. Thomas, of record at Instrument No. 20151209-0123731, Register's Office for Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 1131 Crater Hill Drive, Nashville, TN 37215.

Witness my hand this 28th day of August, 2020.

Brian T. Murphy

202009180106984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

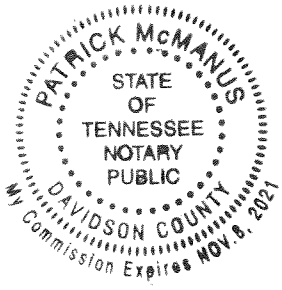
Personally appeared before me, Patrick McManus, a Notary Public of said County and State, BRIAN T. MURPHY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2020.

Patrick McManus

Notary Public

My Commission Expires: 11/8/2021



Certificate of Authenticity

I, Denise Laumeyer, do hereby make oath that I am 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.

Denise Laumeyer
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Rachel Shelton, a notary public for this county and state, Denise Laumeyer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Shelton
Notary's Signature

My Commission Expires: 3/7/2023

Notary's Seal

