THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** **File #210132958** Karen Johnson Davidson County Batch# 574005 DEEDQC 02/12/2021 01:08:02 PM 2 pgs Fees: $12.00 Taxes: $0.00 20210212-0020416	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. KB Affiant Subscribed and sworn to before me, this 5th day of February, 2021. Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Matthew Reed and Grace Dunlap Murray 113 39th Avenue North Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 104 05 0 014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Grace Murray, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Grace Dunlap Murray, unmarried, and Matthew Reed, unmarried, as joint tenants with rights of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65, as shown on the map entitled Part - West Grove Subdivision, of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grace Murray, unmarried, by Warranty Deed from Christopher Dana Wassenaar and Jean Wang Wassenaar, husband and wife, of record in Instrument No. 20201221-0150982, in the Register's Office of Davidson County, Tennessee, dated December 17, 2020 and recorded on December 21, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5TH day of February 2021.

Grace Murray

Grace Murray

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Grace Murray, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5TH day of February 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022