Karen Johnson Davidson County
Batch# 574055 DEEDQC
02/12/2021 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210212-0020473

Commitment Number: 27998698
Seller's Loan Number: 11872012530519

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michelle N. Murphy and **Larry H. Murphy**, 2904 Pinebrook Ct. Anticoch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-07-0-239-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michelle N. Smith, N/K/A Michelle N. Murphy, grantor, a married woman, whose mailing address is **2904 Pinebrook Ct. Anticoch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michelle N. Murphy** and **Larry H. Murphy**, wife and husband, as Tenancy by the Entireties, hereinafter grantees, whose tax mailing address is **2904 Pinebrook Ct. Anticoch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2423 Robbie Court, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20070530-0064159 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073-07-0-239-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 26, 2021:

Michelle N. Smith N/K/A Michelle N. Murphy

Michelle N. Smith, N/K/A Michelle N. Murphy

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 26, 2021 by **Michelle N. Smith, N/K/A Michelle N. Murphy** who is personally known to me or has produced State Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Lynn E. Slusher
Notary Public

LYNN E. SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 26th day of January, 2021.

Michelle N. Murphy
Affiant

Michelle N. Murphy
Print Name

(Seal)

Lynn E. Slusher
Notary Public

My commission expires:

May 9, 2023

Lynn E. Slusher
Print Name

LYNN E. SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Being Lot No. 26-B, on the Plan of Zone Lot Division of Lots 22 thru 26, 38 and 39 (Sect. 4) and Lots 41 thru 43 (Section 3), Cabin Hill Subdivision, n/k/a Two Rivers Place, of record in Plat Book 6250, Page 523, Amending Plat Book 5200, Page 795 (Sect. 4) and Plat Book 5200, Page 713, (Sect. 3), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Michelle N. Smith, from Benjamin D. O'Saile, by virtue of a deed dated 4/3/2007, recorded 5/30/2007, in deed as instrument no. 20070530-0064159 county of Davidson, state of Tennessee.

True Copy Cerification

I, Wendy Martin, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Wendy Martin
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Wendy Martin, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries