QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Rachel Murdock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2021. Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 5/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 617173 DEEDQC
04/16/2021 02:35:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210416-0051394

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael W. Murdock, Maria High Murdock, Davis Cook Murdock, Rachel Isom Murdock	**Same**	
(NAME)	(NAME)	**052-13-0-285.00**
2528 Miami Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL W. MURDOCK AND MARIA HIGH MURDOCK AND DAVIS COOK MURDOCK ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL W. MURDOCK AND WIFE, MARIA MURDOCK AS TO A 51% UNDIVIDED FEE SIMPLE INTEREST AND DAVIS MURDOCK AND WIFE, RACHEL MURDOCK AS TO A 49% UNDIVIDED FEE SIMPLE INTEREST, TOGETHER AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOT 38 OF THE FINAL PLAT OF CONSOLIDATION OF LOTS 26 THRU 64 OF THE SUBDIVISION OF PART OF LOT NO. 17 OF THE SUBDIVISION OF THE ROBERT YOUNG FARM IN PENNINGTONS BEND, PLAT BOOK 547, PAGE 123, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, AS RECORDED IN INSTRUMENT NO. 201604110034398, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. MURDOCK AND MARIA H. MURDOCK BY WARRANTY DEED FROM PENNINGTON BEND GROUP, L.P. OF RECORD IN INSTRUMENT NO. 20041123-0140499 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 01, 2004 AND RECORDED ON NOVEMBER 23, 2004.

BEING THE SAME PROPERTY CONVEYED TO WAYNE E. MURDOCK AND WIFE, MARY ANN MURDOCK BY QUITCLAIM DEED FROM MICHAEL W. MURDOCK AND WIFE, MARIA H. MURDOCK OF RECORD IN INSTRUMENT NO. 20080228-0019697 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 25, 2008 AND RECORDED ON FEBRUARY 28, 2008.

THE SAID MARIA H. MURDOCK HAVING SINCE DIED ON DECEMBER 2, 2010, HER INTEREST PASSING TO WAYNE E. MURDOCK AS SURVIVING TENANT BY THE ENTIRETY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. MURDOCK AND WIFE, MARIA H. MURDOCK BY QUITCLAIM DEED FROM WAYNE E. MURDOCK, A WIDOWED MAN OF RECORD IN INSTRUMENT NO. 20101223-0102265 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 23, 2010 AND RECORDED ON DECEMBER 23, 2010.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. MURDOCK AND WIFE, MARIA HIGH MURDOCK BY QUITCLAIM DEED FROM PENNINGTON BEND GROUP, L.P., A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20160916-0097349 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 14, 2016 AND RECORDED ON SEPTEMBER 16, 2016.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. MURDOCK AND WIFE, MARIA HIGH MURDOCK, AND DAVIS COOK MURDOCK, A SINGLE MAN, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM MICHAEL W. MURDOCK AND WIFE, MARIA HIGH MURDOCK OF RECORD IN INSTRUMENT NO. 20191021-0107540 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 16, 2019 AND RECORDED ON OCTOBER 21, 2019.

THE SAID MARIA H. MURDOCK, MARIA MURDOCK AND MARIA HIGH MURDOCK ALL BEING ONE AND THE SAME PERSON.

DAVIS MURDOCK AND DAVIS COOK MURDOCK BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **2528 Miami Avenue Nashville, Tennessee 37214.**

Witness our hands this the 9th day of April, 2021.

MICHAEL W. MURDOCK

MARIA HIGH MURDOCK

DAVIS COOK MURDOCK

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL W. MURDOCK, MARIA HIGH MURDOCK, AND DAVIS COOK MURDOCK**, the within named bargainors, 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.

Witness my hand and official seal, this the 9th day of April, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY