QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 625556 DEEDQC
04/29/2021 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057356

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karis D. Murphy and Christopher M. Murphy	~~New Owner~~ KD	076-01-0-112.00
6993 Brindle Ridge Way	New Owner	
Spring Hill TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Karis D. Murphy,** "the Grantor," by these presents does hereby quitclaim and convey unto **Karis D. Murphy and Christopher M. Murphy, Wife and Husband,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being described as follows, to-wit:

Being Lot No. 107A on the Plan of Tulip Grove Woods, Phase I, of record in Plat Book 6200, Page 69, as amended in Plat Book 6250, Page 324, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karis D. Murphy by Warranty Deed from John A. Westphall and wife, Donna E. Westphall of record in Instrument No. 20060420-0045285, Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on April 20, 2006. (Value of consideration shown in aforementioned deed $88,000.00.)

Being also known as 511 Debbie Drive, Hermitage, Tennessee 37076.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 28th day of April, 2021.

Karis D. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Karis D. Murphy,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 28th day of April, 2021.

My commission expires:

9/2/2024

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202104290057356

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON