Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14188-DJ

Karen Johnson Davidson County
Batch# 722031 DEEDQC
09/22/2021 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210922-0127682

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 20th day of September 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/2022

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Vida Wakeman<br>1233 Kenmore Place<br>Nashville, TN 37216 | New Owner | 073-05-0-101 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Joshua Garland McMurray, unmarried** ("Grantor") do hereby quitclaim and convey unto **Vida Wakeman, unmarried** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Shadow Lane, at the corner of Lots 14 and 15; thence with the line between said lots, Northerly 180 feet to a point; thence Easterly 49.55 feet to a point; thence Southeasterly 30.43 feet to a point; being the Northeasterly corner of this lot; thence Southerly 143.33 feet to the beginning of a curve; thence around said curve, Southwesterly 31.42 feet to the North margin of Shadow Lane; thence with the margin of the same, Westerly 55 feet to the beginning.

Being the same property conveyed to Joshua Garland McMurray, unmarried by Warranty Deed from Matthew T. Raum, unmarried and Richard D. Raum and wife, Elizabeth A. Raum, being dated April 17, 2019 and recorded April 22, 2019 in Instrument No. 20190422-0036319, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2329 Shadow Lane, Nashville, TN 37216**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 20th day of September, 2021.

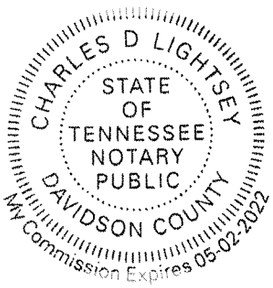
GRANTOR:

Joshua Garland McMurray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Garland McMurray, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September 2021.




Notary Public
My Commission expires: 5/2/2022

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **do hereby make oath that I am a licensed**

**Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 09/20/2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 09/20/2021

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 20 **day of** September, **2**021.

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM