Karen Johnson Davidson County
Batch# 726218 DEEDQC
09/29/2021 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210929-0130839

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Patrick Murphy And Abigail Murphy 5302A Pennsylvania Ave. Nashville, TN 37209

Order Number: CTSL-BC506TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Patrick Murphy and Abigail Murphy, f/k/a Abigail Wiggins, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Patrick Murphy And Abigail Murphy, Husband and Wife,** as Joint Tenants with Rights of Survivorship, whose address is 5302A Pennsylvania Ave., Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 5302 Pennsylvania Avenue Townhomes of record as Instrument No. 20161212-0129755 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to plan, with Owner's Certificate, of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 5302 Pennsylvania Avenue Townhomes of record in Instrument No. 20161212-0129755, said Register's Office, to which plan reference is hereby made for a more complete description.

Subject to Covenants, Conditions and Restrictions of record in Instrument Number 20161212-0129755, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Instrument Number 20161220-0133448, in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 091-07-1D-001.00-CO
Street address of property: 5302A Pennsylvania Ave., Nashville, TN 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180507-0043621 in the Register's Office, Davidson County, Tennessee.

Signed this 17 day of September, 2021.

Signature of Grantors:

Patrick Murphy

Abigail Murphy, f/k/a
Abigail Wiggins

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 17 day of September, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Patrick Murphy and Abigail Murphy, fa/k/a Abigail Wiggins known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

exp date: 9/23/2024

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 091-07-1D-001.00-CO
Street address of property: 5302A Pennsylvania Ave., Nashville, TN 37209

Oath of Consideration

I or we, ABIGAIL MURPHY PATRICK MURPHY the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 17 day of SEPT., 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 17 day of September, 2021.

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Exp date: 9/23/2024

Certificate of Authenticity

I, Bayley Corder, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-17-2021.

Date

Bayley Corder
Affiant Signature

9/23/2021
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 23 day of September, 2021.

Notary's Signature

CHRISTINA LUONG
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 6/17/2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)