Karen Johnson Davidson County
Batch# 815279 DEEDQC
03/03/2022 03:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220303-0024640

Commitment Number: 29778075
Seller's Loan Number: 11872201628965

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 LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164-10-0A-303.00

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.

Larry H. Murphy, married, whose mailing address is **2904 Pinebrook Ct., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Larry H. Murphy** and **Michelle Murphy, husband and wife,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2904 Pinebrook Ct., Antioch, 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: 2904 Pinebrook Ct., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantors source of title in the property described herein was a

deed recorded at Book 20150203-0010031 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164-10-0A-303.00

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 February 14, 2022:

Larry H. Murphy

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 14, 2022 by **Larry H. Murphy** who is personally known to me or has produced TN Driver's 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.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 12/31/24

State of TN
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 14th day of February, 2022.

Affiant

Gary H. Murphy
Print Name

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 354, AS SHOWN ON THE MAP ENTITLED VILLAGE EIGHT SUMMERFIELD SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20051025-0128762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO LARRY H MURPHY AN UNMARRIED MAN FROM VIKINGS NEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 01/30/2015, RECORDED 02/03/2015, DEED INSTRUMENT NO.20150203-0010031, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 2-14-2022 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of February, 2022.

Notary's 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