This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-16967-RL-qcd

Karen Johnson Davidson County
Batch# 856154 DEEDQC
05/16/2022 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220516-0056131

This instrument was prepared from information supplied by the parties. Momentum 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~~ Sumner

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

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 6th day of May, 2022.

Notary Public

My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alice F. Murphy Sylvia Valveeta Johnson-Reynauga 1004 Burchwood Ave Nashville, TN 37216	New Owner	072-09-0-121

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/we, **Alice F. Murphy, an unmarried woman** ("Grantor") do/does hereby quitclaim and convey unto **Alice F. Murphy, an unmarried woman and Sylvia Valveeta Johnson-Reynauga, a married woman** ("Grantee"), his/her/their 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. 17 on the Map of Burchwood Place, as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Alice F. Murphy, an unmarried woman by Michael J. Keaton, a married by deed of record in Instrument No. 20030821-0121649, Register's Office Davidson County, Tennessee.

Being all of the same property conveyed to Michael J. Keaton by deed from David Royce Phillips and Betty Jean Phillips Davis and Richard E. Phillips and Joy P. Harris and Gayle P. Sanders of record in Instrument No. 20011212-0137255, Register's Office Davidson County, Tennessee.

This is improved property located at: **1004 Burchwood Avenue, 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 20 day of APRIL, 2022.

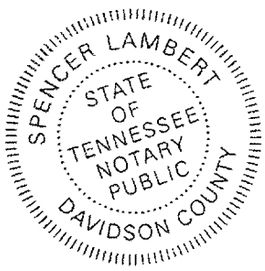
GRANTOR:

Alice F. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alice F. Murphy**, the within named bargainor(s), 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 20 day of APRIL, 2022.



Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 April 20th, 2022.

Hadley Roper
Affiant Signature

04/20/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 04/20/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal