AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280442351

Karen Johnson Davidson County
Batch# 879269 DEEDQC
06/28/2022 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220628-0074032

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 041-14-0A-012-00

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 12 day of May, 2022, by and between **Karen Murphy-Crutcher F/K/A Karen Murphy, a married woman who acquired title as unmarried, joined in execution by her spouse Jimmy B. Crutcher**, residing at 1549 Brick Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Karen Murphy-Crutcher, a married woman**, residing at 1549 Brick Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE FINAL PLAT OF THE FIELDS OF BRICK CHURCH, OF RECORD BY INSTRUMENT NO. 20040604-0065967 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO KAREN MURPHY BY WARRANTY DEED RECORDED 11/8/2005, OF RECORD BY INSTRUMENT NO. 20051108-0135255, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1549 Brick Drive, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Karen Murphy Crutcher FKA Karen Murphy
Karen Murphy-Crutcher F/K/A Karen Murphy

Jimmy B. Crutcher

STATE OF TENNESSEE
COUNTY OF Dyer

Before me, Derek Trulove, a Notary Public, of the State and County mentioned, personally appeared Karen Murphy-Crutcher F/K/A Karen Murphy and Jimmy B. Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be (insert title) of , the within named Grantor and that such (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in TN, this 12 day of May, 2022.

Notary Public

My Commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Karen Murphy-Crutcher
Affiant

Print Name: Karen Murphy-Crutcher

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 12 day of May, 2022.

Notary Public
My Commission Expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Karen Murphy-Crutcher
1549 Brick Drive
Nashville, TN 37207

Name and address of property owner:

Karen Murphy-Crutcher
1549 Brick Drive
Nashville, TN 37207

CERTIFICATE OF AUTHENTICTY

I, Meg Komenda, 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 5/12/2022.

Date

Meg Komenda
Affiant Signature

6-20-22
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 20th day of June, 2022

Deborah A. Walenchok
Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries