Karen Johnson Davidson County
Batch# 884339 DEEDQC
07/06/2022 08:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220706-0077623

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Alphabet Properties, LLC 760 Revels Dr. Nashville, TN 37207	Alphabet Properties, LLC 760 Revels Dr. Nashville, TN 37207

Order Number: **22-111983-TN-R**

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Morenike Murphy, an unmarried person,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Alphabet Properties, LLC, a Tennessee Limited Liability Company,** whose address is 760 Revels Dr., Nashville, TN 37207, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 742 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 the all matters appearing on the Plan of record in Instrument No. 20060824-0104608; Restrictions of record in Instrument No. 20020315-0032825; Instrument No. 20020315-0032826; Instrument No. 20021226-0158458; Instrument No. 20021226-0158459; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No. 20040526-0062221; Instrument No. 20050113-0005133; Instrument No. 20050119-0006853; Instrument No. 20050324-0032209; Instrument No, 20050815-0096405; Instrument No. 20060120-0007913; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20060309-0027423; Instrument No. 20020321-0032382; Instrument No. 20060321-0032383; Instrument No. 20060622-

0074677; Instrument No. 20070103-0001284; Instrument No. 20070830-0104306; Instrument No. 20080326-0030429; Instrument No. 20080326-0030449 and Instrument No. 20060612-0069716; Articles of Incorporation/ Charter of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550; Easement for sanitary sewers and/ or storm drainage of record in Instrument No. 20010918-0100849; Instrument No. 20010918-0100850; Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852; and Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, all of record 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: 173090A62000CO
Street address of property: 2433 Alteras Dr., Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20171120-0118793 in the Register's Office, Davidson County, Tennessee.

Signed this 30 day of June, 2022.



Signature of Grantor:

Morenike Murphy

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Morenike Murphy 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 his/her 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.

Notary Public My commission Expires

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 Number: 173090A62000CO
Street address of property: 2433 Alteras Dr., Nashville, TN 37211

Oath of Consideration

I or we, Morenike 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 $ 0 .

Signed this 30 day of June, 2022.

Signatures of Affiant(s):

Morenike Murphy

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn and subscribed before me this 30 day of June, 2022.

Notary Public

My commission EXPIRES 1-28-2024

Tennessee Certification of Electronic Document

I, Tracy Freeman, do here by 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 the law on 6/30/22 (date of document).

Affiant Signature

7/1/22

Date

State of : FLORIDA

County of : PINELLAS

Sworn to and subscribed before me this 1st day of July, 2022.

NOTARY'S SEAL

Notary's Signature

Jo Ann D. Stewart

Notary's Name

JO ANN D. STEWART
Commission # HH 189756
Expires January 21, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

MY COMMISSION EXPIRES: 1-21-2026