Karen Johnson Davidson County
Batch# 887304 DEEDQC
07/12/2022 08:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220712-0079717

THIS INSTRUMENT PREPARED BY: **T McKee Law PLLC** **4235 Hillsboro Pike, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $10.00. Affiant Subscribed and sworn to before me, this 19 day of July, 2022. Notary Public My Commission Expires: 3-3-25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-3-2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
94 Cumberland St. Memphis, TN 38112-3820	New Owner	083-10-0-047.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Leslie Murphy,** Tennessee resident (the "Grantors"), have bargained and sold, and do hereby transfer and convey unto **MMI Development, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property").**

This is improved property known as: 417 North 17th St., Nashville, TN 37206.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of June 28, 2022.

GRANTOR:

Leslie Murphy

Leslie Murphy

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Shelby

Before me, Shelley Pahn Notary of the state and county aforementioned, personally appeared Leslie Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 28 day of June 2022.

Shelley Pahn

Notary Public

SHELLEY PAHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 06, 2025

My Commission Expires: April 06 2025

Shelley Pahn

[Individual Name]

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, and being Lot Nos. 213 and 214 on the Plan of McEwen Place, as shown on Plat of record in Plat Book 332, Page.133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to William J. Pedigo, III and Vikki F. Pedigo, husband and wife by Warranty deed from David Williams and wife, Amanda Williams of record in Instrument No. 20140305-0018382 Register's Office for Davidson County, Tennessee, dated February 27, 2014 and recorded on March 05, 2014.

BEING the same property conveyed to Leslie Murphy by Warranty Deed from William J. Pedigo, III and Vikki F. Pedigo of record in Instrument No. 20220204-0021054 in the Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on February 24, 2022.

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 June 28, 2022 (date of document).

Aubrey Burns
Affiant Signature

July 12, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of July, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

