This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 896451 DEEDQC
08/01/2022 09:46:41 AM 2 pgs
Fees: $13.00 Taxes: $2,091.98
20220801-0087002

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Austin Burke and Alexis Burke 1909 Formosa St. Nashville, TN 37208	New Owner	081-15-0-635.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Dina C. Murphy,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Austin Burke and Alexis Burke, husband and wife,** the **Grantees** herein, their successors and assigns, all of her right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Plat of lots 67, 68, & a portion of Lot 69 on the Map of J.M., and G.W. Harding's Addition to Nashville of record in Plat at Instrument No. 20160309-0022704, 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 Dina C. Murphy and Austin Burke, Tenants in Common, by Warranty Deed from Aripcy Salazar, married, of record in Instrument No. 20210513-0064518 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 13, 2021.

This is improved real property with a mailing address of: 1909 Formosa St., Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 20th day of July, 2022.

Dina C. Murphy

[NOTARY SECTION TO FOLLOW]

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dina C. Murphy,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of July, 2022.

BETH FAAS
Notary Public - California
Orange County
Commission # 2389445
My Comm. Expires Jan 4, 2026

Beth Faas
Notary Public

My Commission Expires: Jan 04, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $565,400.00.

Tracey Perry
Affiant

Subscribed and sworn to before me this 21 day of July, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024