Karen Johnson Davidson County
Batch# 931265 DEEDQC
10/19/2022 08:53:58 AM 1 pg
Fees: $12.00 Taxes: $0.00
20221019-0113925

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
John L. Murphy, etux	Same	028-00-0-067.00
6036 Marrowbone Lake Rd		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **John L. Murphy, formerly an unmarried man, now a Married man,**, the grantor herein, does hereby Quitclaim and convey unto the said **John L. Murphy and Kimberly O. Herbert, husband and wife,** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the plan of Henry Foto Estates, as shown by plat of record in Plat Book 421, page 147, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Wayne S Cooper, Sr., Surveyor, dated December 13, 1970, as follows:

Beginning in the center of Lake Louise Road, at the southwest corner of the property conveyed to R.B. Hicks, by deed of record in Book 2270, page 451, Register's Office for said County; thence along the North line of the Blakenship property, North 88 degrees 30 minutes East 668 feet; thence North 1 degrees 30 minutes West 200 feet; thence South 88 degrees 30 minutes West 578 feet to the center of Lake Louise Road; thence with said Road, South 27 degrees West 75 feet and South 24 degrees 05 minutes West 141.7 feet to the beginning.

Being the same property conveyed to John L. Murphy, an unmarried man, by Warranty Deed dated June 29, 2016 from Brian Krueger, married, filed for record July 7, 2016, of record in Instrument #20160707-0069402, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 6036 Marrowbone Lake Rd, Joelton, Tennessee 37080

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 17 day of October, 2022.

Affiant

My commission expires: 2/26/24

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

WITNESS, the said Grantor hereunder set its hand and seal this 17 day of October, 2022.

John L. Murphy

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **John L. Murphy**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of October, 2022.

Notary Public

My Commission Expires 2/26/24

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires