Karen Johnson Davidson County
Batch# 973762 DEEDQC
02/23/2023 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230223-0012925

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Meghan O. Murphy. et. al 804 S. 14th Street Nashville, TN 37206	Meghan O. Murphy 804 S. 14th Street Nashville, TN 37206	094 01 0 226.00

WHEREAS, in September 2020, Linda McRedmond Orsagh paid the consideration for the purchase of property located at 802 S. 14th Street, Nashville, Tennessee, with the intention to make a loan to her daughter, Meghan O. Murphy, and son-in-law, Travis Murphy;

WHEREAS, since then, payments have been made on the loan and Meghan and Travis have maintained the property without contribution from Linda and Linda has received no share of the income from the property;

WHEREAS, title to the property incorrectly names Meghan O. Murphy, married, and Linda McRedmond Orsagh, married, as joint tenants with right of survivorship inconsistent with the parties' intent; and

WHEREAS, the parties now desire to correct the titling of the property to match the intent and substance of the transaction; and

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Meghan O. Murphy, married and Linda McRedmond Orsagh, married, joint tenants with right of survivorship (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Meghan O. Murphy and husband, Travis Murphy, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly portion of Lot No. 136 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said part of Lot No. 136 fronts 50 feet, more or less, on the westerly margin of South 14th Street, as widened, and extends back 137.0 feet, more or less, on the northerly line and 147.0 feet, more or less, on the southerly line, to a 15 foot alley, measuring 50.0 feet thereon.

Being the same property conveyed to Meghan O. Murphy, married, and Linda McRedmond Orsagh, married, by Warranty Deed from Mission Properties, LLC, a Tennessee limited liability

company, dated September 2, 2020, recorded in Instrument No. 20200914-0104272, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 802 S. 14th Street, Nashville, Tennessee 37206.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to dissolve the joint tenants by right of survivorship of Meghan O. Murphy, married and Linda McRedmond Orsagh, married, and vest title to the property in Meghan O. Murphy and husband, Travis Murphy.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 31 day of December, 2022.

Linda McRedmond Orsagh, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Linda McRedmond Orsagh, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31 day of December, 2022.

Notary Public

My Commission Expires: 7-9-24

ANITA M. SHERIDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Meghan O. Murphy, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Meghan O. Murphy, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31 day of December, 2022.

Anita M. Sheridan
Notary Public

My Commission Expires: 7-09-24



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Meghan O. Murphy, Affiant

Subscribed and sworn to before me this 31 day of December, 2022.

Anita M. Sheridan
Notary Public

My Commission Expires: 7-09-24



CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 12-31-2022 (date of document).

Carla L Lovell

Carla L. Lovell

2-23-2023

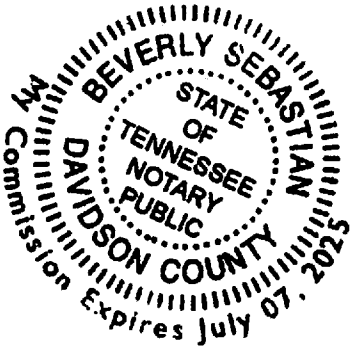
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of ~~December~~ February, 2023.

Notary Public

My Commission Expires: 7/7/2025



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