Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $242,000.00.

Affiant

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 23020103

Karen Johnson Davidson County
Batch# 983361 DEEDWARR
03/22/2023 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20230322-0020735

Subscribed and sworn to before me, this 20th day of March, 2023.

Notary Public
My Commission Expires: 10/11/2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kimberly Loewel	New Owner	108-12-0A-058.00-CO
3317 Quail View Drive		
Nashville, TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shanita R. Kelly, now Shanita R. Murphy, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kimberly Loewel, unmarried woman,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Rutherford County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 42, Unit 22 on the Plan of the Revision of Lots 38-45 & 80, Quail Valley, Section Four, Phase Seven, on the Condominium Site Plan of record in Plat Book 5200, Pages 522 and 523, as revised in Book 6900, Page 815, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said Lot. Being the same property conveyed to Shanita R. Kelly by Warranty deed from Jamie C. Polk and husband, James Alan Polk of record in Instrument No. 20080811-0082338 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 11, 2008.
Shanita R. Kelly is now known as Shanita R. Murphy having wed Herman L. Murphy who joins in the execution of this instrument to convey any interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3317 Quail View Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of March, 2023.

Shanita R. Murphy

Herman L. Murphy

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shanita R. Murphy and Herman L. Murphy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

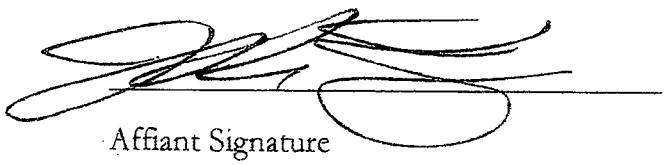
Witness my hand and official seal at Murfreesboro, TN, this 20th day of March, 2023.

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 8.19.24

Certificate of Authenticity

I, Joshua A. Terry, 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 3/20/2023.



Affiant Signature

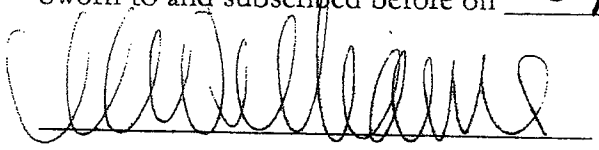
3/21/2023

Date

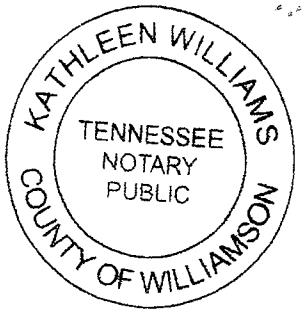
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/21/2023.



Notary Public



My Commission Expires: 5-23-23