Karen Johnson Davidson County
Batch# 1015449 DEEDQC
06/15/2023 09:08:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230615-0045607

This Instrument prepared by: Warren P. Campbell, Esq. BPR #30096
275 Jefferson Avenue
Memphis, TN 38103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Catherine L. Fernandez-Murphy, a married woman, and her spouse, John J.F. Murphy, on this the 24th day of May, 2023, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto John J.F. Murphy and Catherine L. Fernandez-Murphy, Trustees of the Fernandez-Murphy Revocable Trust dated May 24, 2023, of 23 Eastern Avenue, Arlington, Massachusetts all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 105, as shown on the Plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to an established by the Master Deed of record in Instrument No. 20071023-0125441 and amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, and Instrument No. 20120905-0080264, and amended by Scrivener's Affidavit of record in Instrument No. 20131009-0093659, Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which hereby made for a more complete and detailed description of the Unit and the

Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Parking Space No. P-7 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 105.

Being the same property conveyed to Brian W. Jenkins, single man by Warranty deed from Maria Richardson, single woman of record in Instrument No. 20171018-0106828 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 18, 2017. Subject to the same encumbrances and easements provided therein.

Being the same property conveyed to Catherine L. Fernandez-Murphy by instrument No. 20200925-0110562.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 24th day of May, 2023.

Catherine L. Fernandez-Murphy

John J.F. Murphy

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John J.F. Murphy and Catherine L. Fernandez-Murphy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be persons within named and that John J.F. Murphy and Catherine L. Fernandez-Murphy executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24th day of May, 2023.

Notary Public

My commission expires:

KENNETH J. SIMMONS, JR.
Notary Public, Commonwealth of Massachusetts
My Commission Expires AUGUST 4, 2028

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is One and 00/100 dollars ($1.00).

Affiant
Kenneth J. Simmons, Jr.

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Subscribed and sworn before me this the 24th day of May, 2023.

Christine Murphy, Notary Public

My commission expires:

CHRISTINE R. MURPHY
Notary Public, Commonwealth of Massachusetts
My Commission Expires September 1, 2028

The following information is not a part of this Deed:

Property Address:	1010 16th Avenue, #105 Nashville, TN 37212
Owner's Name and Address:	John J.F. Murphy and Catherine L. Fernandez-Murphy, Trustees of the Fernandez-Murphy Revocable Trust dated May 24, 2023, of 23 Eastern Avenue, Arlington, Massachusetts 1010 16th Avenue, #105 Nashville, TN 37212
Parcel Number	105-01-0B-105.00-CO
Mail Tax Bills to:	1010 16th Avenue, #105 Nashville, TN 37212