Karen Johnson Davidson County
Batch# 1030367 DEEDQC
07/25/2023 01:03:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057372

This instrument was prepared by:
W. Patrick Smith
Attorney at Law
P.O. Box 555
Ashland City, Tennessee 37015

NAME / ADDRESS NEW OWNER:
Mikie Murphy
2735 Derby Run Road
Springfield, TN 37172

SEND TAX BILLS TO:
same

MAP and PARCEL: 060-14-0-010.00

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Leonard Waller**, hereinafter called "Grantor", by these presents do hereby quitclaim all of my interest unto **Mikie Murphy**, hereinafter called "Grantee", his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

(See Exhibit A)

BEING the same property conveyed to Leonard Waller from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2004-R7, under the Pooling and Servicing Agreement dated as of July 1, 2004, by AMC Mortgage Services Inc., Attorney-in-Fact in Instrument# 20060901-0108142, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This deed was prepared without the benefit of a title search.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 17 day of March, 2023.

Leonard Waller
Leonard Waller

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STATE OF Tennessee

COUNTY OF Cheatham

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

Witness my hand and official seal at Ashland City TN,

this 17 day of March 2023.

Eva Holder
Notary Public

EVA HOLDER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires: 6-5-2024

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STATE OF Tennessee

COUNTY OF Cheatham

The actual consideration for this transfer is **$0.**

Affiant

Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public

My Commission Expires: 7/25/2023

WILLIAM P. SMITH STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 47, 48, and 49, on the Map of J.B. Haynie's Dudley Bell Plan of lots, of record in Plat Book 57, Page 167, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said Lots adjoin and front together 150 feet on the southerly side of Haynie Avenue and run back between parallel lines, Lot No. 49 running back along the westerly margin of an alley 150 feet to another alley in the rear.

Included in the above description, but expressly excluded herefrom is that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 10005, Page 215, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2004-R7, under the Pooling and Servicing Agreement dated as of July 1, 2004 by Substitute Trustee's Deed dated September 29, 2005, of record in Instrument Number 20051012-0122774, Register's Office for Davidson County, Tennessee.