QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1048576 DEEDQC
09/11/2023 02 44 20 PM 2 pgs
Fees: $12.00 Taxes $0 00

20230911-0071206

LF-QCD-23-504

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Sept., 2023.

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Troy Leon Murphy Jr.	**NEW OWNER**	
(NAME) **3545 Seasons Drive,**	(NAME)	**082-7-475**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY BOHANNON, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TROY LEON MURPHY, JR., UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S. M. McMurray, of record in Book 421, page 8, said Register's Office, and being further Lot No 7 on an unregistered copy of a subdivision of said Lot No. 1, made by T.R. Sanford, September 27, 1949, as follows, Said Lot No 7 fronts 45 feet on the south side of Arrington Streets or avenue, and runs back between parallel lines, parallel to and 86 feet east of the easterly margin of North Fifth Street, 120 feet to a dead line.

Being the same property conveyed to Roy Bohannon devised by the Last Will and Testament of Rosa Mae Gardner in Davidson County, Tennessee Probate Case number 18P1580

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **504 Arrington St, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 07 day of Sept, 2023

Roy Bohannon

Roy Bohannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY BOHANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th day of Sept., 2023

Brittany Stewart

Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212