Karen Johnson Davidson County
Batch# 1083042 DEEDQC
12/18/2023 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097299

QUITCLAIM DEED

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0 DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1023B Second Ave S LLC	**NEW OWNER**	**093150A00200CO**
1023B Second Avenue South Nashville, Tennessee 37210		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the **13th** day of December, 2023, the undersigned, **MICHAEL K. MURDOCK AND CAROL A. MURDOCK, HUSBAND AND WIFE** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **1023B SECOND AVE S LLC, A TENNESSEE LIMITED LIABILTY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON** state of **TENNESSEE**, having an address of **1023B SECOND AVENUE SOUTH, NASVHILLE, TENNESSEE 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of the Chestnut Hills Properties I, as ofd record in Instrument No. 20071128-0138134, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael K. Murdock and Carol A. Murdock, Husband and Wife, by Warranty Deed from Mark M. Buchanan and John Edward Hart, of record as 20160706-0069127, dated July 1, 2016, and recorded on July 6, 2016, Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1023B Second Avenue South, Nashville, Tennessee 37210.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 13th day of December, 2023.

GRANTOR: MICHAEL K. MURDOCK

SIGNER: Michael K. Murdock

GRANTOR: CAROL A. MURDOCK

Carol A. Murdock

SIGNER: Carol A. Murdock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MICHAEL K. MURDOCK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of December, 2023.

Notary Public

May 3, 2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CAROL A. MURDOCK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 13th day of December, 2023.

Notary Public

May 3, 2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **December 13, 2023**.

Affiant Signature

12/18/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **18th** day of **December**, 20**23**.

Notary Public

Notary's Seal:

