RECORD AND RETURN TO:
William and Kristin Murphy
884 Montrose Ave
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1114984 DEEDQC
03/25/2024 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240325-0020682

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

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 22 day of March, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William and Kristin Murphy 884 Montrose Ave. Nashville, TN 37204	Same as Address of New Owner	118 01 0 444.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **William Murphy,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **William Murphy and Kristin Marie Murphy, husband and wife,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Montrose Park, being a Resubdivision of Part of Lot No. 13, of record in Book 3842, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to William Murphy from Christopher Copeland and Lauren Palmer Gonnella, husband and wife by Warranty Deed dated June 11, 2021 and of record in Instrument No. 20210617-0081920 in the Office of the Davidson County Register of Deeds.

This is improved property, known as: 884 Montrose Ave., Nashville, TN 37204.

WITNESS MY HAND, this 22 day of March, 2024.

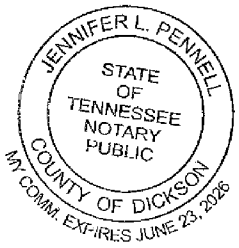
Grantor

William Murphy

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jennifer L. Pennell, William Murphy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22 day of March, 2024.



Jennifer L. Pennell
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 22, 24 (date of document).

Jennifer L. Pennell

March 25, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

