QUITCLAIM DEED

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 28 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-PA-7904-REFI

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Murphy	**Same as New Owner**	
(NAME)	(NAME)	**126 15 0A 050.00**
7904 Boone Trce		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **CODY M. MURPHY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **BRITTANY MURPHY, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany V. Weiner, an Unmarried woman, and Cody M. Murphy, an unmarried man, Joint Tenants with the Right of Survivorship, by Warranty Deed from Andrew Franklin Dellinger and Kelly Stack Dellinger, Husband and Wife, of record in Instrument No. 20200515-0050406, in the Register's Office of Davidson County, Tennessee, dated May 12, 2020 and recorded on May 15, 2020. The said Brittany V. Weiner (or Brittany Viola Weiner) is now known as Brittany Murphy. The said Cody M. Murphy (also known as Cody Michael Murphy) does hereby execute this deed to convey his interest in said property to the said Brittany Murphy in accordance with the Final Decree of Divorce of record in Docket No. 23D1504 in the Fourth Circuit Court for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 7904 Boone Trce, Nashville, TN 37221.

Karen Johnson Davidson County
Batch# 1116535 DEEDQC
03/28/2024 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240328-0021768

Witness my/our hand(s) this the 27th day of February, 2024.

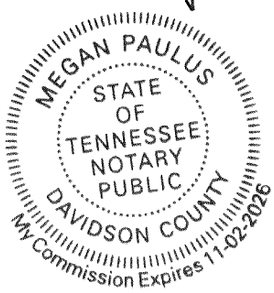
Cody M. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2024, before me personally appeared Cody M. Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2024.

Notary Signature
My commission expires: 11/2/26



RETURN TO:
Brittany Murphy
7904 Boone Trce
Nashville, TN 37221

True Copy Certification

I, **Pam Autry,** 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 this the 27th day of ~~March~~ February, 2024.

Affiant Signature
Date 3/28/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027