Karen Johnson Davidson County
Batch# 1117021 DEEDQC
04/02/2024 07:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240402-0022486

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

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)
Murdock Rental Properties LLC	**NEW OWNER**	093-15-0A-001.100-CO
1023B Second Ave S **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 28th day of March, 2024, the undersigned, **MICHAEL K. MURDOCK and CAROL A. MURDOCK**, Husband and Wife, (the "Grantors"), have bargained and sold, and by these presents do transfer and quitclaim to **MURDOCK RENTAL PROPERTIES LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "Grantee"), the Grantee's successors and/ or assigns, all of Grantors' 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 **1023 A SECOND AVENUE SOUTH, NASHVILLE, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennesse, being Unit No. A on the plan of Chestnut Hill Property I, as shown on Exhibit "B" to the Declaration and Master Deed Establishing a Planned Unit Development for Chestnut Hill Properties I, of record in Instrument No. 2007228-0138134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

© 2024. Collins Legal, PLC. All Rights Reserved.

Being the same property conveyed to Michael K. Murdock and Carol A. Murdock, husband and wife, by Warranty Deed dated March 10, 2023, from Donny's Assets, LLC, a North Carolina Limited Liabilty Company, and recorded on March 13, 2023 as Instrument No. 20230313-0018123 in Davidson County's Register's Office.

This improved property more commonly known as 1023 A 2nd Ave S, 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 28 day of March, 2024.

GRANTOR: MICHAEL K. MURDOCK

SIGNER: Michael K. Murdock

GRANTOR: CAROL A. MURDOCK

SIGNER: Carol A. Murdock

© 2024. Collins Legal, PLC. All Rights Reserved.

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.

WITNESS my hand, at office, on this 28th day of March, 2024.

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

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.

WITNESS my hand, at office, on this 28th day of March, 2024.

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

© 2024. Collins Legal, PLC. All Rights Reserved.

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 **March 28, 2024**.

Affiant Signature

4/01/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **1st** day of **April**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).