Karen Johnson Davidson County
Batch# 1144644 DEEDQC
06/07/2024 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240607-0042906

THIS INSTRUMENT PREPARED BY:

T McKee Law PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 7 day of June, 2024.

Notary Public
My Commission Expires: 5/9/26

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
500 Madison Street, #107 Nashville, TN 37208	New Owner	105-14-0P-001.00 CO

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MMI Development, LLC,** Tennessee limited liability company (the "Grantor"), have bargained and sold, and do hereby transfer and convey unto **Leslie S. Murphy,** a Tennessee resident (the "Grantee"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property").**

This is improved property known as: 2206A White Ave, Nashville, TN 37204.

{00054461.1}

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of June 6, 2024.

GRANTOR:

Leslie S. Murphy

Leslie S. Murphy

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ MIAMI-DADE)

Before me, KEVIN PONCE of the state and county aforementioned, personally appeared Leslie S. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 6 day of JUNE, 2024.

Notary Public

KEVIN PONCE
Notary Public - State of Florida
Commission # HH 101962
My Comm. Expires Mar 8, 2025
Bonded through National Notary Assn.

My Commission Expires: March 08, 2025

KEVIN PONCE
[Individual Name]

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 2206A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2206 White Avenue Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20160913-0095956, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to DY CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from PATRICIA E. WALLER, UNMARRIED, of record in Instrument No. 20160913-0095955, dated September 12, 2016, said Register's Office.

BEING the same property conveyed to Leslie Murphy by Warranty Deed from DY CONSTRUCTION, INC. of record in Instrument No. 20190607-0054523 in the Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 7, 2019.

BEING the same property conveyed to MMI Development LLC by Quitclaim Deed from Leslie Murphy of record in Instrument No. 20220712-0079716 in the Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on July 12, 2022.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 6, 2024 (date of document).

Affiant Signature

06/07/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of June, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

