QUITCLAIM DEED

STATE OF _____, COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00

_____
Affiant

Subscribed and sworn t

_____
NOTARY PUBLIC

My Commission Expire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0.00 Cynthia Dunphy **Affiant**

Subscribed and sworn before me this the 24 **Day of** July, 20 24.

_____, **Deputy Register**

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson
Batch # 1161205
07/24/2024 09:45:13 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240724-0055801

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cynthia L. Dunphy 8809 Ivymont Ln. Nolensville, TN 37135	New Owner	186-04-0A-081.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Brian J. Dunphy, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Cynthia L. Dunphy, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 125 on the Final Plat of Burkitt Place, Phase lB, Section 1, as of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Brian J. Dunphy and Cynthia L. Dunphy, husband and wife, by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, dated July 13th, 2017, and recorded July 14th, 2017, of record in Instrument No. 20170714-0070821, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 8809 Ivymont Ln. Nolensville, TN 37135.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on June 21, 2024

Brian J. Dunphy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On June 21, 2024, before me personally appeared **Brian J. Dunphy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 21, 2024.

NOTARY PUBLIC

My Commission Expires: 3-20-2028

LYNN C WATTERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 20 2028