AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3127428

Karen Johnson Davidson County
Batch# 1163613 DEEDQC
07/30/2024 08:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240730-0057322

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 04310008100

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 13 day of July, 2024, by and between **Brandon Murphy, a married person who acquired title as unmarried, joined in execution by his spouse, Takisha Lashal Murphy,** residing at 241 Becklea Dr, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Brandon Murphy, a married man,** residing at 241 Becklea Dr, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 241 Becklea Dr, Madison, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/19/2008 under Instrument Number: 2008081900 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Brandon Murphy

Takisha Lashal Murphy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brandon Murphy** and **Takisha Lashal Murphy** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 13 day of July, 2024.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

B. Murphy
Affiant

Print Name: Brandon Murphy

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 13 day of July, 2024.

Kimberly Kronick-Worrall
Notary Public
My Commission Expires: 09/02/2024

Name and address for person(s) responsible for taxes:

Brandon Murphy
241 Becklea Dr
Madison, TN 37115

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Name and address of property owner:

Brandon Murphy
241 Becklea Dr
Madison, TN 37115

Exhibit A
Legal Description

Land In Davidson County, Tennessee, Being Lot(S) No. 240, As Shown On The Map Entitled Madison Park, Section 8, Of Record In Plat Book 4300, Page 117, Register'S Office For Davidson County, Tennessee, To Which Plan Reference Is Hereby Made For A More Complete And Accurate Legal Description.

Being the same property as conveyed from Federal National Mortgage Association Aka Fannie Mae, A Corporation Organized Under And Existing Pursuant To The Laws Of The United States to Brandon Murphy, an unmarried person as set forth in Deed Instrument #200808190084904 dated 08/15/2008, recorded 08/19/2008, DAVIDSON County, TENNESSEE.

Parcel ID: 04310008100

Tennessee Certification of Electronic Document

I, Lena Cataldo, 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 July 13, 2024 (date of document).

Lena Cataldo
Affiant Signature

7/17/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

3127428 Deed

202407300057322