AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road
Suite 101
Westlake Village, CA 91361
File No. 2495167TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1166240 DEEDQC
08/05/2024 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240805-0059159

Tax ID No.: 172-12-0A-018-00

QUITCLAIM DEED

THIS DEED made and entered into on this 23 day of July, 2024, by and between **Jason A. Murrell, and wife, Erin L. Murrell,** residing at 6060 Bradford Hills Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Erin L. Murrell, a married woman,** residing at 6060 Bradford Hills Drive, Nashville, TN 37211, 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: 6060 Bradford Hills Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/16/2007, under Instrument Number 20070716-0084646 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.

Jason A. Murrell

Erin L. Murrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jason A. Murrell and Erin L. Murrell, 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 23 day of July, 2024.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
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.

Erin L Murrell

Affiant

Print Name: Erin Murrell

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of July, 2024.

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Erin L. Murrell
6060 Bradford Hills Drive
Nashville, TN 37211

Name and address of property owner:

Erin L. Murrell
6060 Bradford Hills Drive
Nashville, TN 37211

Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

EXHIBIT A
LEGAL DESCRIPTION

BEING ALL OF LOT NO. 18 ON THE PLAN OF SECTION ONE, BRADFORD HILLS SUBDIVISION ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 7900, PAGE 6, AND AMENDED IN BOOK 7900, PAGE 110-112 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO JASON A. MURRELL AND WIFE, ERIN L. MURRELL BY DEED FROM GREGORY C. ALLISON, UNMARRIED DATED JULY 11, 2007 AND RECORDED JULY 16, 2007 UNDER 20070716-0084646 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

Parcel ID Number: 172-12-0A-018-00

Property commonly known as: 6060 Bradford Hills Drive, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 23, 2024 (date of document).

Affiant Signature

July 23, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737