QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24637178

Karen Johnson Davidson County
Batch# 1172467 DEEDQC
08/21/2024 09:01:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240821-0064121

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Madison F. Murphy and Joshua Thomas Murphy**
Address of New Owner(s): **736 Wolfeboro Lane, Nashville, TN 37221**

Property ID NUMBER: 141-05-0A-064-00

THIS INDENTURE, made and entered into this 13 day of August, 2024, by and between **Madison F. Murphy f/k/a Madison F. Hunter and Joshua Thomas Murphy, Wife and Husband, and Paul Hunter, a married Man,** party of the first part, and **Madison F. Murphy and Joshua Thomas Murphy, Wife and Husband, as Joint Tenants with Rights of Survivorship,** party of the second part,

WITNESSETH: That for and in consideration of 0 Dollars and No Cents ($ 0.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF AVONDALE PARK, PHASE 1, SECTION 3, "CLUSTER LOT SUBDIVISION", OF RECORD IN INSTRUMENT NO. 20090318-0024198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For Information Purposes Only:

Being the same property conveyed to Paul Hunter, married, and Madison F. Hunter and Joshua Thomas Murphy, wife and husband, as joint tenants with rights of survivorship, by deed dated November 1, 2023 and recorded on November 2, 2023 in Deed Instrument/Case No. 20231102-0085773, in the County Clerk's Office.

TMS: 141-05-0A-064-00

Property Address: 736 Wolfeboro Lane, Nashville, TN 37221

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74089108 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Madison F. Murphy

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 13 day of Aug, 2024, before me personally appeared Madison F. Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 13 day of August 2024

Signature of Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS the signature of the said party of the first part the day and year first above written.

MCD 74089108 QC101 01 0106

Joshua Thomas Murphy

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 13 day of Aug, 2024, before me personally appeared Joshua Thomas Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 13 day of August. 2024

Signature of Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74089108 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Paul Hunter

STATE OF Tennessee

COUNTY OF Davidson Acknowledgement

On this 2 day of August, 2024, before me personally appeared Paul Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 2 day of August 2024

Signature of Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MAR 08 2028

AFFIDAVIT OF CONSIDERATION

MCD 74089108 QC101 01 0106

I, Paul Hunter, 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 08.02.2024 (date of document).

Affiant Signature

08.02.2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of August, 2024.

Notary Signature

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MAR 08 2028

Notary Seal:

MCD 74089108 QC101 01 0106

Affidavit of Consideration

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – ~~§ 66-5-~~209(4)**

Affiant

Subscribed and sworn to before me this 2 day of August 2024.

Notary Public Signature

My commission expires: MAR 08 2028

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

MCD 74089108 QC101 01 0106