QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

COURTNEY S. COOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Karen Johnson
Davidson County
JM-LI Batch # 1218511
12/20/2024 08 27 31 AM
DEEDQC
2 pgs
Fees $12 00 Taxes $0 00

20241220-0098914

INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Brenda L. Murphy	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**091-16-0-368 00**
312 Sentinel Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT V. MARTIN, UNMARRIED** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BRENDA L. MURPHY, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 107 on the Map of Valley View Subdivision, Section 4 as of record in Book 2330, Page 175, in the Register's Office for said County

Being the same property conveyed to Brenda L Murphy and Robert V Martin by Warranty Deed from Kirk C Waite, trustee of record in Instrument No 20001215-0123293 Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 15, 2000

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **312 Sentinel Dr, Nashville, Tennessee 37209**

Witness my/our hand(s) this the 06 day of December, 2024

Robert V Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT V MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6 of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:

Rudy Title & Escrow
608 Shelby Ave
Nashville, TN 37206