Karen Johnson
Batch # 1259890
04/14/2025 03 07 19 PM
Fees $13 00 Taxes $129 50
Davidson County
DEEDQC
2 pgs
20250414-0028244

This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

The actual consideration or value whichever is greater for this transfer is $ -35,000- .

Melissa Sanders
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 9 day of April, 2025.

ROWAN GASS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1/22/29

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Melissa Sanders 4073 Magnolia Farms Nashville, Tennessee	Same	149020F04000CO

FOR AND IN CONSIDERATION of an Agreed order entered between Melissa Sanders and John R. Murphy, Jr., in the Chancery Court of Davidson County, Tennessee, I, John R. Murphy, Jr., by these presents do hereby quitclaim and convey unto Melissa Sanders, to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, Being unit No. 40 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private elements (formerly Vale Ridge Townhomes) of

record in Instrument No. 0120606-00459559, as amended in Instrument No. 20141024-0098102 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John. R. Murphy, Jr., and Melissa Sanders, by Warranty Deed dated the 13th day of August 2021, or record in Instrument No 20210921-0126912, Register's Office for Davidson County, Tennessee.

THIS is improved property known as **178 SHIAWAY COURT, NASHVILLE, TENNESSEE**

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 1st day of April, 2025.

John R. Murphy, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2025.

ROWAN GASS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 1/22/2029