QUITCLAIM DEED

Karen Johnson
Batch # 1289019
06/23/2025 04 02.32 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250623-0049317

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

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 19th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES 1/11/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Maria High Murdock	**New Owner**	
(NAME) **2541 Miami Avenue**	(NAME)	**052130022000**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA HIGH MURDOCK,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **MARIA HIGH MURDOCK, MARRIED** hereinafter called the Grantee, her 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. 20 and the southerly 30 feet of Lot No 21 on the Map of M.C McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm in Pennington's Bend, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee

Said Lot No. 20 and the southerly 30 feet of Lot No 21 together 80 feet of the westerly side of Miami Avenue and run back 225 feet, more or less, to low water mark of the Cumberland River

Being the same property conveyed to Maria L Morrow from Lois S. Morrow and husband, Gordon Morrow by Warranty Deed filed in Book 5805, Page 106, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul W High and wife, Maria M High from Maria L Morrow also known as Maria M High by Quitclaim Deed filed in Book 7679, Page 594, Register's Office for Davidson County, Tennessee Paul W. High having since died on May 3, 1992 leaving Maria M High as the surviving tenant by the entirety.

Maria L Morrow, Maria M High, Maria H Murdock and Maria High Murdock are one and the same person

This is **improved** property known as: **2541 Miami Avenue, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 19th day of June, 2025

Maria High Murdock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA HIGH MURDOCK, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of June, 2025

Notary Public

My Commission Expires. 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone 615-383-2903