File No: 2004502061

Karen Johnson Davidson County
Batch# 1345774 DEEDQC
11/13/2025 01:23:30 PM 7 pgs
Fees: $38.00 Taxes: $1,214.32
20251113-0090563

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Matthew Lawrence Murphy, 825 3rd Ave N, Nashville, TN 37201

Tax Parcel Number: 082-13-0E-136-00

QUITCLAIM DEED

Kathleen Lenze, unmarried, and **Matthew Lawrence Murphy,** unmarried ("Grantor"), of **825 3rd Ave N, Nashville, TN 37201**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Matthew Lawrence Murphy,** unmarried ("Grantee"), whose tax mailing address is **825 3rd Ave N, Nashville, TN 37201,** with quitclaim covenants, his/her/their interest in the following described real estate situated in the County of Davidson and State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 136, ON THE HORIZONTAL PROPERTY REGIME FOR DISTRICT LOFTS, AS RECORDED IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT N0.20080111-0003537 AND AMENDED BY FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

Assessor's Parcel No: 082-13-0E-136-00

Property Address is: 825 3rd Ave N, Nashville, TN 37201

BEING THE SAME PROPERTY CONVEYED TO MATTHEW LAWRENCE MURPHY AND KATHLEEN LENZE, TENANTS IN COMMON FROM WILLIAM PENZ AND KIMBERLY PENZ, HUSBAND AND WIFE, DATED 02/28/2022, RECORDED 03/02/2022, DEED INSTRUMENT NO. 20220302-0023744, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Nov 10, 2025:

Kathleen Lenze

Kathleen Lenze

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Kathleen Lenze**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of Nov, 2025.

Notary Public

My commission Expires
1.26.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on NOVEMBER 10, 2025:

Matthew Lawrence Murphy

Matthew Lawrence Murphy

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Matthew Lawrence Murphy**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of Nov, 2025.

Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $328,195.62.

Affiant

Subscribed and sworn to before me on this the 10 day of Nov, 2025.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $328,195.62.

Kathleen Lee
Affiant

Subscribed and sworn to before me on this the 10 day of Nov, 2025.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nathaniel Babak, 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 11/10/2025 (date of document).

N.J.W.B.

Affiant Signature

11/11/2025

Date

State of Pa

County of Allegheny

Sworn to and subscribed before me this 11th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282