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 5 DAY OF May, 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

W-RR-26-642

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1419989
05/13/2026 03:05:53 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260513-0043224

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Donna Borms	**Same as new owner**	
(NAME)	(NAME)	**161-02-0-115.00**
642 McMurray Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOHN PHILLIP CARDWELL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DONNA BORMS** 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. 9 on the plan of Section One, McMurray Place, of record in Book 5200, page 409, Register's Office for said County.

Said Lot No. 9 fronts 70.63 feet on the broken northerly margin of McMurray Drive and extends back 160.15 feet on the easterly line and 167.24 feet on the westerly line to a dead line in the rear, measuring 69.92 feet thereon.

Being the same property conveyed to John U. Cardwell and wife, Roxane W. Cardwell, by Warranty Deed from W. L. Bainbridge, Inc., of record in Book 5969, Page 254, Register's Office for Davidson County, Tennessee, dated November 23, 1982, and recorded November 24, 1982.

Said John U. Cardwell having since died on January 20, 2021. His interest in the subject property vested at death in Roxane W. Cardwell as surviving tenant by the entirety.

Said Roxane W. Cardwell having since died intestate on July 2, 2025. Her interest in the subject property vested at death in John P. Cardwell and Donna Borms, her heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Numbers 20260513-0043222 and 20260513-0043223, Register's Office for Davidson County, Tennessee.

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: **642 McMurray Dr, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 5 day of May, 2026

John Phillip Cardwell

John Phillip Cardwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN PHILLIP CARDWELL, 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 5 of MAY, 2026.

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