Bill Garrett Davidson County
Batch# 59576 DEEDQC
02/15/2018 02:56:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180215-0015029

PREPARED BY MURPHY GOODMAN
948 BATTLEFIELD DRIVE #B
NASHVILLE, TN 37204

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Murphy and Sonya Bernice Goodman ("Grantors"), hereby sell (s) remise (s), release (s), convey (s), and quit claim (s) unto Murphy & Sonya Family Trust, all of their rights, title, and interests in the following described real property to wit:

**SEE ATTACHED EXHIBIT A**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 8058, Page 526 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 31st day of July 2017.

Murphy Goodman

Sonya Bernice Goodman

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county Murphy Goodman and Sonya Bernice Goodman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.10.2018

KANDACE R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of July 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.10.2018

KANDACE R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 2415 Scovel Street, Nashville, TN 37208
TAX PARCEL NO.:0920208600
PROPERTY OWNER: Murphy & Sonya Family Trust
OWNER'S ADDRESS: 948-B Battlefield Drive, Nashville, TN 37204
MAIL TAX BILLS TO: Owner at Owner's Address

SCOVEL

BOOK 8058 PAGE 526

FEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Murphy Goodman (NAME) | SAME (NAME) | 92-2-286 |
| 2415 Scovel Street (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37208 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Amelia Grinstead and Scott E. Grinstead Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Murphy Goodman and wife Sonya B. Goodman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 36 and the easterly 25 feet of Lot No. 35 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 35, 36 and 37, in E.T. Holman's Subdivision of Lots Nos. 41, 42 and 43 in Boyd McNairy's Plan, and other property as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and the easterly part of Lot No. 35 front together 65 feet on the southerly side of Madison or Scovel Street and run back between parallel lines 143 feet to an alley.

Being property devised to Amelia Grinstead and Scott E. Grinstead, Jr., by will of Scott Edward Grinstead, Sr., in Will Book 147, page 159, Register's Office for Davidson County, Tennessee.

0851 4 IDENTIF. TREFERENCE MAR 6 11 23 AM '90 DAVIDSON COUNTY TN.

9778 03/06 0101 03CHECK 79.60

unimproved ( )
This is improved (X) property, known as 2415 Scovel Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this ~~2nd~~ 26th day of ~~March~~ February, 19 90

Amelia Grinstead

Scott E. Grinstead Jr.