Bill Garrett Davidson County
Batch# 59576 DEEDQC
02/15/2018 02:56:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180215-0015035

Prepared By: Murphy Goodman
948 Battlefield Drive
Unit 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 11610, Page 357 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

PROPERTY ADDRESS: 1521 21st, Nashville, TN 37208
TAX PARCEL NO.:08115010900
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

KANDACE R. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

1521 219

FORM NO. WD-1

RE-RECORDED AFTER RECORDATION OF CORRECT POWERS OF ATTORNEY.

Instr:200005020043513 Page: 1 OF 3
REC'D FOR REC 05/02/2000 8:53:44AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

BOOK 11610 PAGE 357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,750.00

Murphy Goodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1999.

Notary Public

MY COMMISSION EXPIRES: 1/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MURPHY GOODMAN (NAME)	NEW OWNER (NAME)	MAP 81-15
713 FARRELL ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 109
NASHVILLE, TN 37220 (CITY) (STATE) (P.O. ZIP)	3114 08/06 0101 03CHECK 43.68 (CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES P. SADLER, FLORENCE SADLER, LINDA SHYMLOCK AND DEBBIE (DEBRA) RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MURPHY 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:

A tract of land in Davidson County, Tennessee, being Lot No. 29, on the Map of S. A. Champion's Subdivision of Lots Nos. 85 to 168, inclusive and 169 to 228, inclusive and 235 to 252 inclusive in the Harding Plan as of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the westerly side of Twenty-first Avenue North, formerly Estrella Street, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to James P. Sadler, Florence Sadler, Linda Shymlock, Sandra Haynes and Debbie Rice, by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee, of record in Book 8152, page 955, Register's Office Davidson County, Tennessee. Sandra Haynes having since conveyed her interest to Linda Shymlock and Debra Rice by quitclaim deed of record in Book 10627, Page 559, said Register's Office.

Debbie Rice and Debra Rice being one and the same person.

This conveyance is subject to all matters shown on the Plan of Record in Book 161, Page 132, said Register's Office.

99 AUG -6 PM 3:03

0621546

This is unimproved (X) unimproved property, known as 1521 21st Avenue North Nashville, TN
(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 hands this 4th day of August, 1999

James P. Sadler:

Florence Sadler:

Linda Shymlock: James P. Sadler ATT'Y IN FACT

Debbie Rice: JAMES P. SADLER ATT'Y IN FACT
(AKA Debra Rice)