10000411333

OWNER:

Bryan Development Group, LLC
948 Battlefield Dr., Apt. #B
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

Map and Parcel 081-08-0-451.00
Map and Parcel 081-08-0-450.00
Map and Parcel 081-08-0-448.00
Map and Parcel 081-08-0-446.00
Map and Parcel 081-08-0-445.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 18-1203

Karen Y Johnson Davidson County
Batch# 140554 DEEDQC
09/13/2018 12:54:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180913-0090953

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **MURPHY GOODMAN and SONYA BERNICE GOODMAN, TRUSTEES of the MURPHY-SONYA FAMILY TRUST, under Trust Agreement dated July 6, 2017,** ("Grantor") have this day bargained and sold and by these presents do hereby quitclaim and convey unto **BRYAN DEVELOPMENT GROUP, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, all our interest in and to the following tracts or parcels of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

PARCEL A:
Land in Davidson County, Tennessee being 32 feet off the south side of Lot No. 163 in Plan of North Nashville Real Estate Co., of record in Book 21, page 105, Register's Office of Davidson County, Tennessee.

Said 32 feet begins at the intersection of the northside of Foster Street (now Garfield Avenue North) and the east line of High Street (now 6th Avenue North) runs thence northerly along the east line of 6th North 32 feet to a point; thence eastwardly and parallel with lines of said Lot No. 163 the distance of 135 1/2 feet to a 12 foot alley; thence southerly with said alley 32 feet to the normally margin of Foster or Garfield Street; thence with the said margin westerly 135 1/2 feet to the point of beginning.

Being the same property conveyed to **Murphy & Sonya Family Trust,** by Quitclaim Deed from Bryan Development Group, LLC, dated July 31, 2017, of record in Instrument Number 20180215-0015028, in the Register's Office for Davidson County, Tennessee. Reference is further made to Quitclaim Deed of record in Instrument Number 2014114-0105446, and Quitclaim Deed of record in Book 10627, Page 500, said Register's Office. **Murphy & Sonya Family Trust** is one and the same trust known as **Murphy-Sonya Family Trust under Trust Agreement dated July 6, 2017.**

PARCEL B:
Tract I:
Land in Davidson County, Tennessee, being the south 20 feet of the north 37 feet 61/2 inches of Lot No. 163 on the Plan of North Nashville Realty Company's Plan of Lots, as of record in Book 21, page 105, Registers Office for said County.

Said part of said lot fronts 20 feet on the east side of Sixth Avenue, North, and runs back between parallel lines 185 feet 10 inches more or less to an alley.

Tract II:
Land in Davidson County, Tennessee, being part of Lot No. 165 in the north Nashville Real Estate Company Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Said part of Lot No. 165 begins at a point on the easterly margin of 6th Avenue North, formerly High Street, 113 feet northerly from the north margin of Garfield Street; thence with the easterly margin of 6th Avenue North, southerly 33 feet; thence at right angles easterly 186 feet, more or less, to an alley; thence with said alley northerly 33 feet; thence westerly 186 feet 3 inches, more or less, to the beginning.

Tract III:
Being Lot No. 167 in the North Nashville Real Estate Company's Plan of Lots, which plan is of record in the Register's Office of Davidson County, Tennessee, in Book No. 21, page 105, and is especially referred to for description:

Said lot is situated on the East side of Sixth Avenue, North, formerly High Street, and runs back about 187 feet to an alley and the southern line of said lot is 139 feet and 1 inch Northerly from Garfield Street, formerly Foster Street, and has a frontage of 50 feet on Sixth Avenue, North. Said Lot No. 167 fronts 50 feet on the Easterly side of Sixth Avenue, North, and runs back between parallel lines 186 1/2 feet on the south line and 187 feet 1 inch on the North line to an alley.

Tract IV:
Being the southern one-half of Lot No. 169 in the North Nashville Real Estate Company's Plan of Lots, which plan is of record in the Register's Office of Davidson County. Tennessee, in Book 21, page 105, and is especially referred to for description.

The southern one-half of Lot No. 169 fronts 25 feet on the eastern side of Sixth Avenue, North formerly High Street, and runs back between parallel lines 187 feet, more or less, to an alley.

Being a portion of the same property conveyed to **Murphy & Sonya Family Trust** by Quitclaim Deed from Bryan Development Group, LLC, dated July 31, 2017, of record in Instrument Number 20180215-0015037, in the Register's Office for Davidson County, Tennessee. Reference is further made to Quitclaim Deed of record in Instrument Number 20141114-0105445, and Warranty Deed of record in Book 10038, Page 592, said Register's Office. **Murphy & Sonya Family Trust** is one and the same trust known as **Murphy-Sonya Family Trust under Trust Agreement dated July 6, 2017.**

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

[SIGNATURE PAGE FOLLOWS]

WITNESS OUR SIGNATURES hereto this 4 day of September, 2018.

MURPHY GOODMAN, TRUSTEE OF THE MURPHY-SONYA FAMILY TRUST, under Trust Agreement dated July 6, 2017

SONYA BERNICE GOOMDAN, TRUSTEE OF THE MURPHY-SONYA FAMILY TRUST, under Trust Agreement dated July 6, 2017

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MURPHY GOODMAN and SONYA BERNICE GOODMAN, TRUSTEES OF THE MURPHY-SONYA FAMILY TRUST, under Trust Agreement dated July 6, 2017,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they, as Trustees, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of September, 2018.

NOTARY PUBLIC

My commission expires: 3-8-21

PAULA LUCAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration given for this transfer is **$ - 0 -**.

AFFIANT

Sworn to and subscribed to before me this the 4 day of September, 2018.

NOTARY PUBLIC

My commission expires: 3-8-21

PAULA LUCAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY