Karen Johnson Davidson County
Batch# 199944 DEEDQC
02/27/2019 01:08:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190227-0017859

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 Goodman & Sonya Bernice Goodman, ("Grantor"), hereby sell (s) remise (s), release (s), convey (s),and quit claim (s) unto Murphy & Sonya Family Trust, all of its rights, title, and interests in 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 20011112-0123794 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27th day of February 2019.

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 27th day of February 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 5th 2021

ALVIN DUKE
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 27th day of February 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 5th 2021

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 3703 Hydes Ferry Road
TAX PARCEL NO.:06916004600
PROPERTY OWNER: Murphy & Sonya Family Trust
OWNER'S ADDRESS:948 Battlefield Drive, #B, Nashville, TN 37204
MAIL TAX BILLS TO: Owner at Owner's Address

EXHIBIT A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/01 11:17 2pgs
Fees:13.00 Taxes:74.00

20011112-0123794

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2001

Jennifer S Dunlap
Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Murphy Goodman (NAME)	New Owner (NAME)	69-16 46.00
713 Farrell Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (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, Geneva G. Abernathy, Trustee, as successor to Donald E. Jackson, Jr., Trustee, of the Geneva G. Abernathy Revocable Trust DTD April 24, 2000 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:

Land in the 13th (formerly the 23rd) Civil District of Davidson County, Tennessee, as follows:

Beginning in the center of the old Hydes Ferry Pike, at the Northeast corner of the property conveyed to L.J. Douglas and wife, by deed from Dee J. Rollina and wife, of record in ~~Book~~ 1403, page 233, ~~of~~ record in the Register's Office for Davidson County, ~~Tennessee;~~ thence with said Douglas' Northwesterly line, southwestwardly to a stake in a branch being Douglas' Northwesterly corner; thence down said branch 80 feet, more or less to a stone wall; thence Eastwardly, with a fence, to a stone in the center of Old Hyes Ferry Pike; thence with center of said Pike, south 37 1/2 degrees east 80 feet more or less to the beginning.

This is the same legal description used in previous deed.

Being the same property conveyed to Donald E. Jackson, Jr., as Trustee of the Geneva G. Abernathy Revocable Trust DTD April 24, 2000, by deed from Geneva G. Abernathy, of record at Instrument No. 200007050066558, Register's Office for Davidson County, Tennessee. Geneva G. Abernathy has since been appointed Successor Trustee to Donald E. Jackson, Jr.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and paid by the herein Grantor; any and all restrictions and easements of record in the Register's Office for Davidson County, TN.

unimproved (X)
This is improved ( ) property, known as 3703 Hydes Ferry Road, Nashville, TN 37218
(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 my hand this 7th day of November 2001

Geneva G. Abernathy, Trustee

Geneva G. Abernathy, Trustee