Karen Johnson Davidson County
Batch# 199944 DEEDQC
02/27/2019 01:08:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190227-0017865

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 20030318-0035626 in said Register's Office.

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

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

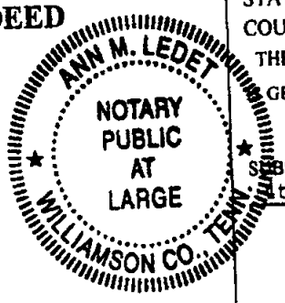
MY COMMISSION EXPIRES: July 5th 2021

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

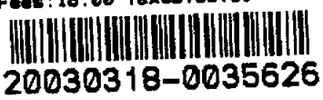
PROPERTY ADDRESS: 1820 Haynes Street + 1822 Haynes Street
TAX PARCEL NO.: 07105027800 + 07105023800
PROPERTY OWNER: Murphy & Sonya Family Trust
OWNER'S ADDRESS:948 Battlefield Drive, #B, Nashville, TN 37204
MAIL TAX BILLS TO: Owner at Owner's Address

EXHIBIT A

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/18/03 10:05 3pgs
Fees:18.00 Taxes:66.60



20030318-0035626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(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)	71-5-238
713 Ferrell Road ~~Haynes Street~~ (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 ~~Nashville, TN 37207~~ (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, William C. Gadsden and ~~wife~~, Jessica L. Gadsden, both unmarried

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:

TRACT 1: Land in the 12th Civil District of Davidson County, Tennessee, being Tract 11 as shown on a survey by Parrish Engineers, Inc., May 27, 1966, as follows:

BEGINNING at a point in the southerly margin of Haynes Street at the common corner of Tracts 10 and 11, said point being 517 feet northwest of the intersection of Haynes Street and Seminary Street; thence with the dividing line between said two Tracts South 60 degrees 40' West 232.3 feet to margin of Haynes Meade S/D, Sec. II; thence with the margin of said Subdivision, North 45 degrees 03' West 3.5 feet to a point; thence continuing with the margin of said Subdivision, North 55 degrees 33' West 52.34 feet to the common rear corner of Tracts 11 and 12; thence with the dividing line between said two Tracts North 60 degrees 40' East 257.1 feet, to the margin of Haynes Street; thence with the margin of said Street, South 28 degrees 27' East 50 feet to the point of beginning.

TRACT 2: Land in the 12th Civil District of Davidson County, Tennessee, being Tract 12, as shown on a survey by Parrish Engineers, Inc., May 27, 1966 as follows:

BEGINNING at a point on this southerly margin of Haynes Street at the common corner of Haynes Street and Seminary Street; thence with the dividing line between said two tracts South 60 degrees 40' West 257.1 feet, to the margin of Haynes Meade S/D. Sec. II; thence with the margin of said Subdivision, North 55 degrees 33' West 56.23 feet to the common rear corner of Tracts 12 and 13; thence along the dividing line between said two tracts North 60 degrees 40' East 282.9 feet, to the margin of Haynes Street; thence with the margin of

CONTINUED

This is unimproved (X) improved ( ) property, known as Haynes Street, Nashville, TN 37207 (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 4th day of March, 2003

William C. Gadsden James S. Gadsden Sr. atty in Fact
William C. Gadsden, By: James S. Gadsden, Sr., Attorney-In-Fact

Jessica L. Gadsden
Jessica L. Gadsden