Karen Johnson Davidson County
Batch# 365453 DEEDQC
03/02/2020 08:23:19 AM 2 pgs
Fees: $13.00 Taxes: $305.25
20200302-0022716

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
MICHAEL EUGENE MURPHY 1024 Cragfont Gallatin, Tennessee 37066	Same	00300004500

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, **CLARENCE J. CARTER, an unmarried man,** by these presents does hereby quitclaim and convey unto **MICHAEL EUGENE MURPHY, an unmarried man,** his successors and assigns, any and all of his right, title and interest in and to the following described tract of land:

Land in the 10th Civil District of Davidson County, Tennessee being Lots 1, 2, and 3 and as described according to a survey made by Richard B. Omohundro, Surveyor, dated July 30, 1960, as follows:

Beginning at an iron spike in the center line of Bakers Station Road 94 feet east of the southwest corner of the property conveyed to Zack Q. Myers, and wife, by deed of record in Book 3101, page 79, Register's Office for Davidson County, Tennessee; thence north 13 deg. 10' west 632 feet to an iron pin; thence due east 471 feet with fence and across Tinnin Road to a point in the center line of Mansker Creek; thence south 31 deg. 30' east 70 feet with the center line of Mansker Creek to a point; thence south 18 deg. 45' west 104.9 feet to an iron spike in the center line in Tinnin Road; thence south 18 deg. 45' west 331.4 feet to an iron spike in the center line of Bakers Station Road; thence south 45 deg. 32' west 100 feet to a point in the center line of Bakers Station Road; thence south 59 deg. 17' west 100 feet to a point in the center line of Bakers Station Road; thence south 70 deg. 55' west 100 feet to the beginning.

BEING the same property conveyed to ROBERT J. MURPHY and wife, FRANCES SCOTT MURPHY, from ZACK Q. MYERS and wife, TOCCOA B. MYERS, by deed of record in Book 3186, Page 5, Register's Office for Davidson County, Tennessee, The said Robert J. Murphy having since died on or about November 13, 1994, leaving Frances Scott Murphy as the surviving tenant by the entirety. The said Frances Scott Murphy having since died testate on or about May 5, 2019, devising a life estate in said property to her current spouse, Clarence J. Carter, with remainder interest to Robert J. Murphy, Jr. and Michael Eugene Murphy, equally, pursuant to her Will of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 19P966.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $82,500.00.

Subscribed and sworn to before me this 10 day of Feb, 2020.

My Commission Expires: 12/23/2020 (Affix Seal)

Affiant

Notary Public

RUSSELL L. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 23 day of December, 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

CLARENCE J. CARTER

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, Dianne Stewart, a Notary Public in and for said County and State, CLARENCE J. CARTER the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Regions Bank, this the 23 day of December, 2019.

NOTARY PUBLIC

DIANNE STEWART
MY COMMISSION # GG 238005
EXPIRES: July 12, 2022

My Commission Expires: 7-12-22

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.