This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 740494 DEEDQC
10/21/2021 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211021-0141249

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JOHN MARK MCMURTRY, TRUSTEE JOHN MARK MCMURTRY PRESERVATION TRUST DATED OCTOBER 11, 2021, 815 5TH AVENUE SOUTH NASHVILLE, TN 37203	JOHN MARK MCMURTRY 815 5TH AVENUE SOUTH NASHVILLE, TN 37203	93-14-0593-00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this October 12, 2021.

Notary Public
My Commission Expires: 1/26/25

ROBIN ROMERO-MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 01/26/2025

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JAMES M. ADCOX III as Trustee of the JOHN MARK MCMURTRY TRUST under the REVOCABLE LIVING TRUST AGREEMENT OF HAROLD J. MCMURTRY dated January 16, 2007, hereinafter called Grantor, for the express purpose of conveying all of its right, title and interest in this property, do hereby quitclaim and convey unto JOHN MARK MCMURTRY, Trustee of the JOHN MARK MCMURTRY PRESERVATION TRUST dated October 11, 2021, all of its right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this October 12, 2021.

John Mark McMurtry Trust under the Revocable Living Trust Agreement of Harold J. McMurtry dated January 16, 2007

BY: James M. Adcox III, Trustee
James M. Adcox III, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Adcox III as Trustee of the John Mark McMurtry Trust under the Revocable Living Trust Agreement of Harold J. McMurtry dated January 16, 2007, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12th day of October, 2021.

ROBIN ROMERO-MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

NOTARY PUBLIC

My Commission Expires: 1/26/25

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Being a certain parcel of land situated in Davidson County, Tennessee, and further described as follows, to-wit:

Being parts of Lot Nos. 3 and 4 on the plan of the subdivision of the property of C. K. Winston as of record in Minute Book "K", page 396, Chancery Court of Nashville, described as follows:

Beginning on the westerly margin of Fifth Avenue, South, formerly Summer Street, at a point 119 1/2 feet north of the northerly margin of Mulberry Street, being the northeast corner of the property conveyed to Max Sternstein by deed from H. Shaffer, of record in Book 545, page 523, Register's Office for said County; thence with his northerly line westwardly 210 feet to the easterly margin of an alley; thence with the easterly margin of said alley, northwardly 77 feet to the southwest corner of the property owned by Leon F. Miller; thence with the southerly line east 45 feet to another corner in said Miller's lot; thence southwardly 2 feet to another corner in said Miller's lot; thence with said Miller's most southerly line eastwardly 165 feet to the westerly margin of Fifth Avenue, South; thence with the said Avenue 75 feet to the beginning.

Being the same property conveyed to John Mark McMurtry, Trustee of the Revocable Living Trust of Harold J. McMurtry dated January 16, 2007, as to a one-half (1/2) undivided interest by Executors Deed from John Mark McMurtry, Executor of the Last Will and Testament of Harold J. McMurtry, deceased, dated June 30, 2017, recorded June 30, 2017, of record in Instrument No. 20170630-0066367, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John Mark McMurtry, Trustee of the Revocable Living Trust of Maggie Evelyn McMurtry dated January 16, 2007, as to a one-half (1/2) undivided interest by Executors Deed from John Mark McMurtry, Executor of the Last Will and Testament of Maggie Evelyn McMurtry, deceased, dated June 30, 2017, recorded June 30, 2017, of record in Instrument No. 20170630-0066377, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Harold McMurtry and Evelyn B. McMurtry, as tenants in common by Quitclaim Deed dated December 28, 1993, recorded December 30, 1993, of record in Book 9203, page 891, said Register's Office.

See also The Last Will and Testament of Harold J. McMurtry (deceased) of record in Instrument No. 20170630-0066364, Register's Office for Davidson County, Tennessee, and Memorandum of Trust of record in Instrument No. 20170630-0066365, Register's Office for Davidson County, Tennessee.

See also The Last Will and Testament of Maggie Evelyn McMurtry (deceased) of record in Instrument No. 20170630-0066374, Register's Office for Davidson County, Tennessee, and Memorandum of Trust of record in Instrument No. 20170630-0066375, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JOHN MARK MCMURTRY as Trustee of the JOHN MARK MCMURTRY TRUST under the said REVOCABLE LIVING TRUST AGREEMENT OF HAROLD J. MCMURTRY dated January 16, 2007, by Trustee's Deed of record from JOHN MARK MCMURTRY as Trustee under the REVOCABLE LIVING TRUST AGREEMENT OF HAROLD J. MCMURTRY dated January 16, 2007, and as Trustee under the REVOCABLE LIVING TRUST OF MAGGIE EVELYN MCMURTRY dated January 16, 2007 in Instrument No. 20210930-0131948, Registers Office for Davidson County, Tennessee.

Being the same property for which a Notice of Appointment of Successor Trustee was recorded indicating James M. Adcox III as Successor Trustee in Instrument No. 20211020-0140[illegible], Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as: 815 5th Avenue South, Nashville, Tennessee 37203.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-12-2021 (date of document).

James M. Adcox III
Signature

10-20-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of October, 2021.

Stacy Boyett
Notary Signature

My Commission Expires: 2-19-2023

