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
20211021-0141250

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	93-14-0496-00

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)].

Samantha Stevenson
AFFIANT

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

Robin Romero-Mullins
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 12 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:

TRACT I

Being a Lot of land in the 13th Ward of the City of Nashville, Tennessee, being the old 13th Ward and the new 4th Ward; said Lot fronts 54 feet, more or less, on the west side of 5th Avenue South (formerly Summer Street), and runs back between parallel lines 210 feet to an alley; said Lot is composed of 11 feet off the North side of Lot No. 1; the whole of Lot No. 2, (40 feet), and 3 feet off of the South side of Lot No. 3 of the Dr. C. K. Winston's Subdivision of the Burrow Grove Lots, a plan of which is of record in Minute Book "K", page 96, Chancery Court, Davidson County, Tennessee.

TRACT II

Being the southerly 65 feet of Lot No 1 on the Map of Dr. C K Winston's Subdivision of Lots Nos. 94, 95, 114 and 115, Burrow Grove, of record in Plan Book 1, page 89, of the said Chancery Court at Nashville, and also of record in Minute Book "K", page 396, of said Court. Said part of Lot No. 1 fronts 65 feet on the westerly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines 210 feet, along the northerly margin of Mulberry Street to an alley in the rear

Being the same property conveyed to Harold J. McMurtry (now deceased) and Evelyn B. McMurtry (now deceased), as tenants by the entirety, by Installment Deed dated October 2, 1978, of record in Book 5344, page 970 Register's Office Davidson County, Tennessee, the said Evelyn B. McMurtry and Maggie Evelyn McMurtry being one and the same person, and the surviving tenant by the entirety of Harold J. McMurtry, and further being the same property devised to the Grantor by the Last Will and Testament of Maggie Evelyn McMurtry, deceased, filed of record in the Clerk and Master's Office for the Chancery Court for Williamson County, Tennessee, Docket No. P6540, a certified copy of which Last Will and Testament is recorded as Instrument No. 20170630-0066374, Register's Office for Davidson County, Tennessee, as evidenced by an Executor's Deed of record as Instrument No. 20170630-006636, said Register's Office.

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 MAGGIE EVELYN MCMURTRY dated January 16, 2007, in Instrument No. 20210930-0131951, 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. 20211020-0140813, 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: 817 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

