Karen Johnson Davidson County
Batch# 892456 DEEDQC
07/22/2022 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220722-0084074

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue
Suite 205
Nashville, TN 37215
(615) 383-4429

FTEC File No. 36447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18 day of July, 2022.

Notary Public

My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martin Construction Company 404 Taylor Street Nashville, TN 37208	Jeff Zeitlin 404 Taylor Street Nashville, TN 37208	Map and Parcel No. 081080**25300**

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kristian B. Murphy (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Martin Construction Company, a Tennessee corporation, its successors and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1803 5th Avenue North, Nashville, TN 37208.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of July, 2022.

Kristian B. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kristian B. Murphy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of July, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Exhibit "A"

Land situated in the 19th Council District of Davidson County, Tennessee, being all of lot 424 & part of lot 464 on the Map of North Nashville Real Estate Company's Plan, of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows;

Commencing at the approximate intersection of 5th Avenue North and Buchanan Street, in a northwesterly direction 45.9+/- feet to mag-nail set by Dale and Associates, at the northwest corner of said intersection, at approximate Tennessee state plane coordinate location of, N:674,637.70 E:1,734,225.19, at the southeasterly most corner of the subject property and being the point of beginning of herein described Land;

thence with the northerly margin of Buchanan Street, South 61°41'07" West, a distance of 172.48 feet to a iron rod found, by Delle Land Surveying, at the northeast margin of Alley number 207;

thence with the easterly margin of the alley, North 43°56'35" West, a distance of 58.01 feet to a iron rod found, by Delle Land Surveying, at the south east corner of James P. Page & Lindy L. Page of record in instrument number 20170619-0061026, R.O.D.C., TN;

thence with Pages southeasterly line, North 45°46'29" East, a distance of 165.74 feet to a 5/8" iron rod set, by Dale and Associated, on the southwest margin of 5th Avenue North;

thence with the westerly line of 5th Avenue North, South 44°08'35" East, a distance of 105.29 feet to the point of beginning of herein described land, having an area of 13542.33 square feet or 0.31 acres more or less;

This description was taken form a Boundary & Topographic, by Dale and Associates under project number 20180, dated May 3, 2021, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 13, 2022;

Being the same property conveyed to Kristian B. Murphy by deed from Carolyn W. Cornwell by Deed of recorded 08/24/2006 in Inst # 20060824-0104331, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/18/22.

George E. Mudter, Jr.
Dated 7/18/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 7/18/22

My commission expires 10/2/2023

