Karen Johnson Davidson County
Batch# 918032 DEEDQC
09/16/2022 02:51:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220916-0103640

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
The Casa Tua Community Property Trust 1802 Primrose Avenue Nashville, TN 37212	The Casa Tua Community Property Trust 1802 Primrose Avenue Nashville, TN 37212	11704032800

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Robert Collie and spouse, Brandon Murphy**, by these presents do hereby quitclaim and convey unto **Robert M. Collie III and Brandon W. Murphy, as Trustees of The Casa Tua Community Property Trust created pursuant to instrument of revocable trust dated September 8, 2022**, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 57 and the Northwesterly triangular part of Lot No. 58 on the Plan of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin in the Northerly margin of Primrose Avenue at the corner of Lot Nos. 57 and 58; thence, with the line between said Lots Northerly 91.4 feet to a point; thence, Northeasterly leaving said line, 71 feet to a point in the Southerly margin of an alley, which point is 56 feet West of the West margin of Brightwood Avenue; thence, with the margin of said alley, Westerly 62 feet to a point; thence, South 22 degrees 15' West 160.4 feet to the Northerly margin of Primrose Avenue; thence, with the margin of the same, Southeasterly 40 feet to the point of Beginning.

Being the same property conveyed to **Robert Collie and spouse, Brandon Murphy**, by deed from **David L. Glasgow and Van G. Pond, Jr.**, of record as Instrument No. 20150918-0094783, Register's Office for Davidson County, Tennessee.

This is improved property known as 1802 Primrose Avenue, Nashville, Tennessee 37212.

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

Witness my hand this 12 day of September, 2022.

Robert Collie

Brandon Murphy

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, Joanna Rice, a Notary Public in and for said State and County, **Robert Collie** and **Brandon Murphy**, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2022.

Notary Public

My Commission Expires: 10/26/2024

44435.00.005

JOANNA RICE
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01RI6410542
MY COMMISSION EXPIRES 10/26/2024

Joanna Rice
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RI6410542
Qualified in New York County
Commission Expires 10/26/2024