Karen Johnson Davidson County
Batch# 962196 DEEDQC
01/18/2023 12:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230118-0004081

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Bruce H. Gold, Trustee, et al 3901 West End Ave #1005 Nashville, TN 37205	Kenneth R. Kraft, Trustee, et al 3630 Murphy RD Nashville, TN 37209	104 05 0 060.00

WHEREAS, Paul Gold (the "Decedent"), being one and the same person as Paul S. Gold, died on September 13, 1992; and

WHEREAS, Decedent's Last Will and Testament dated December 5, 1988 (the "Decedent's Will"), was admitted to probate at Docket 99883 by Order of the Davidson County Probate Court dated June 28, 1994, and is of record in Will Book 181, page 217, and is of record at Instrument No. 20221209-0128190, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the Paul S. Gold Family Trust UWD 12/5/1988 was created pursuant to the terms of the Decedent's Will; and

WHEREAS, by Order of the Seventh Circuit Court for Davidson County, Tennessee at Docket No. 14P-1209 dated 7/31/2014, the Paul S. Gold Family Trust UWD 12/5/1988 was modified such that Bruce H. Gold and Joan G. Cypress were appointed as Co-Trustees of the Paul S. Gold Family Trust UWD 12/5/1988; and

WHEREAS, by deed dated May 6, 1997, of record at Book 10454, page 432 in the Register's Office for Davidson County, Tennessee, the Paul S. Gold Family Trust UWD 12/5/1988 acquired an undivided Twenty Seven and 50/100 percent (27.50%) tenant in common interest in certain property located in Davidson Co and described on **Exhibit A**, the "Property;" and

WHEREAS, pursuant to the terms of the modification of trust approved by Order of the Seventh Circuit Court for Davidson County, Tennessee at Docket No. 14P-1209 dated July 31, 2014, upon the death of Shirley Gold, the Paul S. Gold Family Trust UWD 12/5/1988 is distributed to (1) Joan G. Cypress, individually, as to a one-half (1/2) undivided interest, and (2) Bruce H. Gold and Kenneth R. Kraft, Co-Trustees of the Bruce H. Gold Exempt Trust as to a one-half (1/2) undivided interest; and

WHEREAS, Shirley Gold died on November 24, 2015.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Bruce H. Gold and Joan G. Cypress, as Co-Trustees of the Paul S. Gold Family Trust UWD 12/5/1988 (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements

thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to (i) Joan G. Cypress, individually, as to an undivided Thirteen and 75/100 percent (13.75%) tenant in common interest; and (ii) Bruce H. Gold and Kenneth R. Kraft, Co-Trustees of the Bruce H. Gold Exempt Trust, in fee, as to an undivided Thirteen and 75/100 percent (13.75%) tenant in common interest (the "Grantees").

This is improved property known as 3630 Murphy Road, Nashville, Tennessee 37209.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Co-Trustees have executed this instrument this 16th day of December, 2022.

PAUL S. GOLD FAMILY TRUST UWD 12/5/1988

By: Joan G. Cypress, Co-Trustee
Joan G. Cypress, Co-Trustee

STATE OF OREGON)
)
COUNTY OF Lane)

Personally appeared before me, a Notary Public in and for said State and County, Joan G. Cypress, who upon oath acknowledged that she is the Co-Trustee of the Paul S. Gold Family Trust UWD 12/5/1988, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Eugene, Oregon, this 16th day of December, 2022.

Notary Public

My Commission Expires: May 22, 2026

OFFICIAL STAMP
KARLY HAMILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 1024442
MY COMMISSION EXPIRES MAY 22, 2026

PAUL S. GOLD FAMILY TRUST UWD 12/5/1988

By: _____, Co-Trustee
Bruce H. Gold, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Bruce H. Gold, who upon oath acknowledged that he is the Co-Trustee of the Paul S. Gold Family Trust UWD 12/5/1988, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of December, 2022.

_____
Notary Public

Pam Spears
State of Tennessee Notary Public
Davidson County

My Commission Expires:

My Commission Expires:
October 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00) and this transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vii).

_____, Affiant
Bruce H. Gold, Affiant

Subscribed and sworn to before me this 21st day of December, 2022.

_____
Notary Public

Pam Spears
State of Tennessee Notary Public
Davidson County

My Commission Expires:

My Commission Expires:
October 2, 2023

EXHIBIT A

Legal Description:
Tract No. 1

Being Lots Nos. 1 and 2 on the Plan of West Grove Subdivision, as of record in Book 421, page 85, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Murphy Road, formerly Minnesota Avenue and leaving said road in a northerly direction, running 164.4 feet to a point being the southerly margin of a 20 foot alley; thence, running with the southerly margin of said Alley easterly 100 feet to a point being the westerly margin of another alley; thence, running with the westerly margin of said alley southwardly 132 feet, more or less, to a turn in said alley; thence, running southwesterly 59 feet, more or less, to a point on the northerly margin of Murphy Road, formerly Minnesota Avenue; thence running with said westerly 55 feet, more or less, to the point of beginning.

Tract No. 2

Being a 3.25 acre, more or less, tract, which is a part of the West End Park West Grove Subdivision, as of record in Book 421, pages 85 and 109, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of an alley where the N.C. and St. Louis Railway Right-of-Way intersects the same; thence with the easterly margin of said alley, North 3 degrees East 453 1/4 feet to a stake on the southerly margin of another alley shown on the last mentioned Plan; thence with the southerly margin of said alley, North 65 degrees 20 minutes East 575 feet, more or less, to the right-of-way of said Railway; thence with said right-of-way in a southwesterly direction, 890 feet, more or less, to the beginning, containing 3.25 acres, more or less.

Being the same property conveyed to the Paul Gold Family Trust, as to a twenty-seven and one half percent (27.50%) undivided tenant in common interest, by Quitclaim Deed from David G. Patterson, Jr. of record in Book 10545, page 432, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3630 Murphy Road, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 December 29, 2022.

Carla Lovell

Carla Lovell

January 17, 2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of January, 2023.

Notary Public

My Commission Expires: 7/7/25

