Karen Johnson Davidson County
Batch# 962199 DEEDQC
01/18/2023 12:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230118-0004084

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, at the time of his death, the Decedent owned an Twenty Eight and 33/100 (28.33%) undivided tenant in common interest in certain property located in Davidson County, Tennessee, and described on **Exhibit A** (the "Property"); 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, upon the Decedent's death, the Decedent's Twenty Eight and 33/100 percent (28.33%) undivided tenant in common interest in the Property vested in the Decedent's surviving spouse, Shirley S. Gold, pursuant to the terms of the Decedent's Will of record in Instrument No. 20221209-0128190, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Shirley S. Gold died testate on November 24, 2015; and

WHEREAS, the Last Will and Testament of Shirley S. Gold dated July 7, 2014 (the "Shirley Gold Will"), was admitted to probate at Docket 15P1997 by Order of the Davidson County Probate Court dated December 10, 2015, and is of record at Instrument No. 20221209-0128185, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the Shirley S. Gold Trust is the sole residuary beneficiary under the Shirley Gold Will; and

WHEREAS, Kenneth R. Kraft and Bruce H. Gold are the Co-Trustees of the Shirley S. Gold Trust dated July 7, 2014; and

WHEREAS, the Trustees of the Shirley S. Gold Trust dated July 7, 2014, now wish to distribute all of the Shirley S. Gold Trust's interest, being a Twenty Eight and 33/100 percent (28.33%) undivided tenant in common interest, in the Property to (i) Joan G. Cypress, in fee, as to an undivided Fourteen and 165/1000 percent (14.165%) 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 Fourteen and 165/1000 percent (14.165%) tenant in common interest.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kenneth R. Kraft and Bruce H. Gold, as Co-Trustees of the Shirley S. Gold Trust dated July 7, 2014 (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 Fourteen and 165/1000 percent (14.165%) 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 Fourteen and 165/1000 percent (14.165%) tenant in common interest, in fee (the "Grantee").

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 19th day of December, 2022.

SHIRLEY S. GOLD TRUST DATED July 7, 2014

By: _____
Kenneth R. Kraft, Co-Trustee
Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County Kenneth R. Kraft, who upon oath acknowledged that he is the Co-Trustee of the Shirley S. Gold Trust dated July 7, 2014, 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 19th day of December, 2022.

_____
Notary Public

My Commission Expires: 9-8-25

SANDRA A. WEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SHIRLEY S. GOLD TRUST DATED July 7, 2014

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 Shirley S. Gold Trust dated July 7, 2014, 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 29th 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 29th 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 Paul Gold as to a twenty five percent (25%) undivided tenant in common interest, by deed from Alven S. Ghertner, and wife, Jean S. Ghertner, of record in Book 4809, page 223, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Paul Gold as to a Three and 33/100 percent (3.33%) undivided tenant in common interest by deed from Martin Bubis, a single man, of record in Book 5045, page 545, Register's Office for Davidson County, Tennessee. The said Paul Gold, being one and the same person as Paul S. Gold, died testate on September 13, 1992, and his Last Will and Testament dated December 5, 1988, 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 in Instrument No. 20221209-0128190, in the Register's Office for Davidson County, Tennessee. Said property vested in Shirley S. Gold, the surviving spouse of Paul S. Gold, pursuant to the said Last Will and Testament of Paul S. Gold. The said Shirley S. Gold died testate on November 24, 2015, and the property vested in the Shirley S. Gold Trust pursuant to the terms of the Last Will and Testament of Shirley S. Gold dated July 7, 32014, and of record in Instrument No. 20221209-0128185, in the 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

