Karen Johnson Davidson County
Batch# 962228 DEEDQC
01/18/2023 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230118-0004124

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:
Marvin C. Cypress and Joan G. Cypress, Co-Trustees, et al 3107 Friendly Street Eugene, OR 97405	Kenneth R. Kraft, Trustee, et al 3630 Murphy RD Nashville, TN 37209	104 05 0 060.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Joan P. Cypress, being one and the same person as Joan G. Cypress (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest, being an undivided Twenty-Seven and 915/1000 percent (27.915%) tenant in common interest, in and to certain real property located in Davidson County, State of Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Marvin C. Cypress and Joan G. Cypress, Co-Trustees, and their successors in trust, of the Gold Cypress Living Trust dated 10/10/2016 (the "Grantee"), in fee simple.

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.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17th day of January, 2023.

Joan P. Cypress Grantor

Joan P. Cypress, Grantor

STATE OF OREGON)
)
COUNTY OF Lane)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joan P. Cypress, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Eugene, Oregon, this 17th day of January, 2023.

Notary Public

My Commission Expires: May 22, 2026

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

STATE OF OREGON)
)
COUNTY OF Lane)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Joan P. Cypress Affiant

Joan P. Cypress, Affiant

Subscribed and sworn to before me this 17th day of January, 2023.

Notary Public

My Commission Expires: May 22, 2026

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

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 Joan G. Cypress, as to an undivided Thirteen and 75/100 percent (13.75%) tenant in common interest, by Quitclaim Deed from Bruce H. Gold and Joan G. Cypress, as Co-Trustees of the Paul S. Gold Family Trust UWD 12/5/1988, of record at Instrument No. 20230118-0004081, in the Register's Office for Davidson County, Tennessee; and being the same property conveyed to Joan G. Cypress, as to an undivided Fourteen and 165/1000 percent (14.165%) tenant in common interest, by Quitclaim Deed from Kenneth R. Kraft and Bruce H. Gold, as Co-Trustees of the Shirley S. Gold Trust dated July 7, 2014, of record at Instrument No. 20230118-0004084, 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 January 17, 2023.

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

