Karen Johnson Davidson County
Batch# 968687 DEEDQC
02/07/2023 03:53:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230207-0008999

THIS INSTRUMENT PREPARED BY:
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lynn M. Rocco John W. Murphree, III Janice K. Murphree 1998 Sunnyside Drive Brentwood, TN 37027	SAME AS NEW OWNER	Map: 129-08 Parcel: 080 Map: 34-13 Parcel: 052

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, CUMBERLAND TRUST AND INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE GENERAL TRUST U/W/O JOHN W. MURPHREE, JR., ("Grantor") by these presents does hereby quitclaim and convey all of Grantor's right, title and interest in certain property located in Davidson County, Tennessee described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property") as follows:

(i) a one-third (1/3) undivided interest in the Property to LYNN M. ROCCO, her heirs and assigns, as a tenant-in-common;

(ii) a one-third (1/3) undivided interest to JOHN W. MURPHREE III, his heirs and assigns, as a tenant-in-common; and

(iii) a one-third (1/3) undivided interest in the Property to JANICE K. MURPHREE, her heirs and assigns, as a tenant-in-common.

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

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

Cumberland Trust and Investment Company conveys in its fiduciary capacity only.

WITNESS its hand this 2 day of February, 2023.

CUMBERLAND TRUST AND INVESTMENT COMPANY, SUCCESSOR TRUSTEE OF THE GENERAL TRUST U/W/O JOHN W. MURPHREE, JR.

By: April D Drennan

Name: April D. Drennan

Its: VP + Director, Special Assets

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David Shetler, a Notary Public in and for said State and County, April Drennan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the VP & SAO of Cumberland Trust and Investment Company, Trustee, the within named bargainor, and that She as such VP & SAO, executed the foregoing instrument for the purpose therein contained, by signing the name of Cumberland Trust and Investment Company, Trustee by her self as such VP & SAO.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of February, 2023.

JEROLD DAVID SHETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

J David Shetler
Notary Public

My Commission Expires:
1-6-2025

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C) as being the implementation of the distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

EXHIBIT A

Map 129-08, Parcel 80

Being Lot No. 43 on the Plat of Section a, Warner Park Valley of record in Book 3600, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marie Sullins Murphree, Robert P. Thomas and Cumberland Trust and Investment Company, Co-Trustees of the General Trust u/w/o John W. Murphree, Jr., by deed of record in Instrument No. 20040514-0056996, Davidson County Register of Deeds.

Map 34-13, Parcel 052

Reserve Parcel D, Dinwiddie Drive, on the Plan of Stanley Heights as of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marie Sullins Murphree, Robert P. Thomas and Cumberland Trust and Investment Company, Co-Trustees of the General Trust u/w/o John W. Murphree, Jr., by deed of record in Instrument No. 20040514-0056996, Davidson County Register of Deeds.