Karen Johnson Davidson County
Batch# 977504 DEEDQC
03/06/2023 02:40:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230306-0016022

Prepared by Murphy Goodman
948 Battlefield Drive #B
Nashville, TN 37204

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Goodman, Murphy & Sonya Bernice ("Grantors"), hereby sell (s) remise (s), release (s), convey (s),and quit claim (s) unto Murphy & Sonya Family Trust, all of its rights, title, and interests in the following real property to wit:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Book 6018, Page 500 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27 day of February 2023.

Murphy Goodman

Sonya Bernice Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Murphy Goodman and Sonya Bernice Goodman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March 2017.

MICHELLE STROHMEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 3, 2025

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 6th day of March 2023 ~~2017~~.

NOTARY PUBLIC

MICHELLE STROHMEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: Nov 3, 2025

PROPERTY ADDRESS: 948 Battlefield Drive, Unit B, Nashville, TN 37204
TAX PARCEL NO.:118 050 161.00
PROPERTY OWNER: Murphy & Sonya Family Trust
OWNER'S ADDRESS:948 Battlefield Drive, Unit B, Nashville, TN 37204
MAIL TAX BILLS TO: Owner at owner's address

[redacted]

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6018 PAGE 500

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Murphy Goodman	First Tennessee Bank N. A. Memphis	Map 118-5
(NAME)	(NAME)	
948 Battlefield Drive	P. O. Box 474	Parcel 161
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand paid by Murphy Goodman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Robert P. Ziegler, Executor under the Will of Yolande J. Cheatham, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Murphy Goodman

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 2 on the plan showing subdivision of Lot No. 5 of the Noelton property, not of record, described according to a survey made by George W. Watkins, Surveyor dated July 14, 1949, as follows: Beginning at a point in the northerly margin of Battlefield Drive, 100 feet easterly from the northeast corner of said Battlefield Drive and Lealand Lane, said point being the southeast corner of Lot 1 on said plan, conveyed to Bonnie Wright and wife, by deed from John M. Kile and wife, as of record in Book 1734, page 64, said Register's Office; thence with the line between said Lots 1 and 2, northwardly 182 feet to a point 15 feet south of the common corner of Lots 1, 2 and 4; thence eastwardly 70 feet to a point in the western boundary line of Lot 3, said point being 15 feet south of the northwest corner of Lot 3; thence with the line between said Lots 2 and 3, southwardly 181.3 feet to a point on the northerly margin of said Battlefield Drive, Westwardly 77.33 feet to the beginning.

The above described property was conveyed to Marshall N. Cheatham and wife, Yolande J. Cheatham from James R. Bratton and wife, Mary Bratton, by deed of record in Book 4231, page 543, said Register's Office, the said Marshall N. Cheatham and wife, Yolande J. Cheatham having since died, he having predeceased her. By her will of record in Will Book 132, page 245, Office of the County Court Clerk for Davidson County, TEnnessee, Robert P. Ziegler was given the power to sell said property as Executor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,500.00

Subscribed and sworn to before me, this the 8th day of March, 19 83

Affiant

My commission expires: 4/13/84 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 948 Battlefield Drive, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1983 taxes which are prorated and assumed by the purchaser.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the tingular and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of March, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert P. Ziegler, Executor