Karen Johnson Davidson County
Batch# 977504 DEEDQC
03/06/2023 02:40:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0016023

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 6622, Page 317 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 2023.

NOTARY PUBLIC

MICHELLE STROHMEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

NOTARY PUBLIC

MICHELLE STROHMEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: Nov 3, 2025

PROPERTY ADDRESS: 713 Farrell Road, Nashville, TN 37220
TAX PARCEL NO.:146-6-39
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

FARRELL

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Murphy Goodman et al (NAME)	Central Mortgage Co. (NAME)	146-6-39
713 Farrell Rd. (STREET ADDRESS OR ROUTE NUMBER)	Avenue of the Arts Bldg. Broad & Chestnut Streets (STREET ADDRESS)	OH-0113
Nashville, Tn. 37220 (CITY) (STATE) (ZIP CODE)	Philadelphia, PA. 19107 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One hundred thirty-six thousand and no/100----- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

BOOK S622 PAGE 317

We, Sanh Huu Huynh and wife, Ho Quy Ngo, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Murphy Goodman and Sonya Bernice Gaston, as tenants in common with the right of survivorship

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plat of Ragland Estates as of record at Plat Book 2663, page 104, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being all the same property conveyed to the grantors herein by deed at Book 5193, page 525 and corrected at Book 5202, page 486, said Register's Office and by deed at Book 6047, page 131, said Register's Office.

This conveyance is subject to 1985 property taxes which have been prorated between the parties and the grantees assume in full, restrictions of record at Book 2860, page 281, said Register's Office and the limitations shown on said plan of record at Book 2663, page 104, said Register's Office.

Sanh Huu Huynh is one and the same person as Huynh Huu Sanh.

Ho Quy Ngo is one and the same person as Ngo Thi Quy Ho.

SPECIAL NOTE TO REGISTER'S OFFICE for INDEXING PURPOSES: The above grantors correct legal names were incorrectly shown as grantees in all previous deeds. Therefore, please index as above shown grantors AND ALSO as previously shown Huynh Huu Sanh and wife, Ngo Thi Quy Ho as grantors.

This is improved ( ) property, known as 713 Farrell Rd., Nashville, Tn. 37220
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 2nd day of August 19 85.

Sanh Huu Huynh
~~one and the same as~~
Huynh Huu Sanh

Ho Quy Ngo
~~one and the same as~~
Ngo Thi Quy Ho

EXHIBIT A

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.