Karen Johnson Davidson County
Batch# 977536 DEEDQC
03/06/2023 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0016066

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 3rd day of March, 2023.

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Notary Public **Affiant**

My Commission Expires: 7/22/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Janet Rochelle Raymer Pamela Jill Raymer 3241 Ivey Point Road Goodlettsville, TN 37072	Same as New Owner.	P/O Map: 10 Parcel: 069.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LARRY L. MURPHY, UNMARRIED,** by these presents do hereby quitclaim and convey unto **DEVIN F. PARK, TRUSTEE**, for the express purpose of making a re-conveyance to separate a certain tract of land into a seaparate tax parcel, and her successors and assigns, all their right, title and interest in and to the following described tract of land:

Said parcel being a certain tract or parcel of land situated in the 3rd Council District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated February 2, 2023, and known as Job No. 220070 as follows:

Beginning at an existing concrete monument on the westerly margin of Ivey Point Road, said point being the southeast corner of the Edrow and Judy Adcock property of record in Instrument No. 201203090020553, Register's Office for Davidson County, Tennessee, thence with the margin of the said Road (25' from the centerline) S06°09'41"W 349.20' to an iron pin set; thence leaving the said margin and with the Charlie Mayes Property (Instrument No. 200309300144141) N84°12'41"W 459.44' to an existing iron pin; thence N84°09'24"W 167.50' to an existing iron pin; thence N84°42'44"W 23.07' to an iron pin set; thence severing the Murphy property N06°09'41"E 325.86' to an iron pin set; thence S86°16'15"E200.60' to an existing iron pin at the southwest corner of the said Adcock property; thence with Adcock S86°16'15"E 449.99' to the point of beginning, containing 5.04 acres more or less.

Being part of the same property conveyed to Larry L. Murphy and wife, Teresa L. Murphy, husband and wife by Warranty Deed dated August 9, 1985 of record in Book 6635; Page 906, said Register's Office for Davidson County, Tennessee. The said Teresa L. Murphy having since died on or about September 27, 2021 leaving Larry L. Murphy as surviving tenant by the entirety.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE ABOVE DESCRIBED TRACT AS A SEPARATE TAX PARCEL.

And now, I, the said, **DEVIN F. PARK, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JANET ROCHELLE RAYMER and PAMELA JILL RAYMER, A MARRIED COUPLE**, and their successors and assigns, all my rights, title and interest in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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

Witness our hands this 3rd day of March, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO TITLE EXAM, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

LARRY L. MURPHY

DEVIN F. PARK, TRUSTEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Caitlin Turner, the undersigned, a Notary Public in and for said County and State, **LARRY L. MURPHY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Caitlin Turner, the undersigned, a Notary Public in and for said County and State, **DEVIN F. PARK**, 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 official seal at Goodlettsville, Tennessee, this the 3rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do 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 3/3/23 [DATE].

AFFIANT SIGNATURE

3/6/23
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 6 day of March, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025