Karen Johnson Davidson County
Batch# 1056007 DEEDQC
10/02/2023 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231002-0076936

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Lynn Murphy.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2023.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address New Owner | Send Tax Bills | Map-Parcel Numbers |
|---|---|---|
| **Lynn Murphy**<br>**325 Eulala Circle**<br>**Nashville, TN 37211** | **Same** | **162 05 0 260.00** |

# EXECUTOR'S DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Lynn Murphy, as heir and Executrix of the Estate of John G. Murphy, has bargained and sold, and does hereby conveys, remises, releases and forever quitclaims unto Lynn Murphy, her heirs and/or assigns, the entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 137, Hickory Valley, Section 3, of record in Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to John Murphy, Jr. and wife, Jo Ann Murphy, by deed from Randall Phillips Builders, Inc., of record in Book 4758 Page 282, Register's Office for Davidson County, Tennessee. Being further conveyed to John Murphy, Jr. by Final Decree of Divorce from Jo Ann Murphy of record in 5435 Page 903, Register's Office for Davidson County, Tennessee. John Murphy, Jr. died testate on September 30, 2022, his will being duly probated in Davidson County Probate Court, File No. 22P2299, devising said property to Lynn Kaska, also known as Lynn Murphy.

This is improved property known as 325 Eulala Circle, Nashville, Tennessee 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of September, 2023.

Estate of John G. Murphy

By: Lynn Murphy
Lynn Murphy, Executrix

Lynn Murphy
Lynn Murphy, heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Lynn Murphy, with whom I am personally acquainted, and who acknowledged himself to be the Executrix of the Estate of John G. Murphy the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of John G. Murphy.

Witness my hand, at office, this 25th day of Septeb 2023.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/7/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Murphy the bargainor(s), 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 Franklin, Tennessee, this 25th day of Septeb, 2023.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/7/27

I, Emily Hobby, 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 this 25th day of Sept. 2023

Dated Sept. 25, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 25th day of September, 2023

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY