Karen Johnson Davidson County
Batch# 1059880 DEEDQC
10/12/2023 08 08 43 AM 2 pgs
Fees $12 00 Taxes $0 00
20231012-0079838

**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ROGER MCMURTRY, AFFIANT

Subscribed and sworn to before me, this 30th day of August 2023.

NOTARY PUBLIC

My Commission Expires: 01-04-2027

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 4, 2027

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **ROGER D. MCMURTRY, TRUSTEE**<br>130 Donald Street<br>Nashville, TN 37207 | New Owner | Map and Parcel No.:<br>071 04 0 154.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Roger McMurtry, ("Grantor") do hereby quitclaim, transfer and convey unto Roger D. McMurtry, Trustee of the Roger D. McMurtry Revocable Trust, created July 12, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 130 Donald Street, Nashville, TN 37207**, and more particularly described as follows:

Being Lot. No 23, Section 2, C.L. Morris Subdivision, in the Twelfth Civil District of Davidson County, Tennessee, recorded July 17, 1953, in Plan Book 2133, Page 56 of the Register's Office of Davidson County, Tennessee.

Said Lot No. 23 fronts 102.25 feet on the southerly side of Donald Street, extending back 205 feet on the easterly side and 205.75 feet on the westerly side, and front 86 feet on the deadline.

Subject to TVA easement, of record in Book 785, Page 53, of the Register's Office of Davidson County, Tennessee.

Subject a 10-foot easement for utilities on the rear of said lot.

Subject to restrictions of record in Book 2043, Page 579, of the Register's Office of Davidson, County, Tennessee.

Being the same property conveyed to Roger McMurtry from Delores Richardson by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20070621-0074251.

The said Roger McMurtry and Roger D. McMurtry being one and the same person.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 30th day of August 2023.

**Roger McMurtry, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Roger McMurtry**, the Grantor, 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 office, this 30th day of August 2023.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027