Karen Johnson Davidson County
Batch# 1167988 DEEDQC
08/12/2024 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060822

NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Josephine S. Dean 613 Lynnbrook Road Nashville, TN 37215	New Owner's Address	103-8-47 & 103-8-45
This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAM DEED
AND INSTRUMENT OF CONSOLIDATION

THIS QUITCLAIM DEED AND INSTRUMENT OF CONSOLIDATION (the "**Deed**") is made as of this 8th day of August 2024, by **JOSEPHINE S. DEAN** ("**Grantor**").

WHEREAS, pursuant to the deeds of record in Book 7720, page 894 and Book 6373, page 163 in the Register's Office for Davidson County, Tennessee (the "**Prior Deeds**"), the real property described more particularly in **Exhibit A** attached hereto (the "**Property**"), was transferred and conveyed to John R. Dean and wife, Josephine S. Dean (John R. Dean now being deceased); and

WHEREAS, it is Grantor's intention and desire, by the delivery and recording of this Deed, to consolidate Tax Map 103-8, Parcels 47 and 45 into a single parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, does hereby quitclaim, transfer and convey unto Josephine S. Dean, her heirs, successors and assigns, all right title and interest in the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Josephine S Dean
Affiant

Subscribed and sworn to me this 8th day of August 2024.

CHRISTINA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

NOTARY PUBLIC
My Commission Expires: 3-9-27

Grantor hereby consolidates into one parcel described on **Exhibit A** the contiguous

parcels identified as Tax Map 103-8, Parcels 47 and 45 which have heretofore been acquired by Grantor pursuant to the Prior Deeds.

This is improved property known as 4410 Murphy Road and 106 45th Avenue North, Nashville, Davidson County, Tennessee.

IN TESTIMONY WHEREOF, this Quitclaim Deed and Instrument of Consolidation has been executed by Grantor on the date first above written.

GRANTOR:

Josephine S. Dean

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Josephine S. Dean, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of August 2024.

Notary Public

My Commission Expires:
3-9-27

CHRISTINA GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

EXHIBIT A

Property Description

Being a tract of land lying in the 24th District of Davidson County, Nashville, Tennessee, and being Lots 8 and 9 of Block 29 on the Map of part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at a point on the east right of way (R/W) of 45th Avenue North and the north R/W of Murphy Road, thence with 45th Avenue North N 02° 23′ 40″ E 180.50′ to a point

Thence S 87° 40′ 26″ E 150.00′ to a point on R/W of an alley;

Thence with alley S 02° 23′ 40″ W 60.00′ to a point;

Thence leaving alley N 87° 40′ 26″ W 48.06′ to a point;

Thence S 04° 19′ 36″ W 127.12′ to a point on the R/W of Murphy Road;

Thence with R/W N 83° 50′ 27″ W 97.87′ to the point of beginning. Containing 21,359.29 Sq. Ft. or 0.49 ac. according to a Survey by David P Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated November 30, 2023 and designated as File No. 23-252.

Being a portion of the property conveyed to John R. Dean and wife, Josephine S. Dean in Book 7720, page 894 and Book 6373, page 163 in the Register's Office for Davidson County, Tennessee (John R. Dean now being deceased).

Certificate of Authenticity

I, James L Murphy, III, 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 August 8, 2024.

Date

Affiant Signature

August 8, 2024
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of August , 2024.

Notary's Signature

My Commission Expires: 5-3-2027
Date

Notary's Seal (if on paper)

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2027