Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Karen Johnson Davidson County
Batch# 1183739 DEEDQC
09/20/2024 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0072871

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
James Thomas Murphy Sr., Trustee
Murphy Rev Liv Trust dtd 3/9/2022
109 Donelson Pike
Nashville, TN 37214

Send Tax Bills To:
Same

Map and Parcel No.
144 – 00 – 0 – 091.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James T. Murphy, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **James Thomas Murphy Sr., as Trustee of the Murphy Rev Liv Trust dtd 3/9/2022 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Lot No. 4, on the Final Plat of Bancroft of record in Plat Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot. Being the same property conveyed to Thomas Ray Deford and wife, Emily Kay Deford by Warranty Deed from Richard M. Small, dated 01/24/2000. of record In Instrument 200001240007816, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Murphy and Bettyann Murphy, husband and wife, from Thomas Ray Deford and Emily Kay Deford, husband and wife , and Spouse, by Warranty Deed recorded May 4, 2020, of record as Instrument No. 20200504-0046557, in the Register's Office for Davidson County, Tennessee.

Betty Ann Murphy departed this life on 9/24/2021, leaving her spouse, James Thomas Murphy Sr.as the sole owner of the property described herein.

This is improved property known as ***11 Bancroft Place, Nashville, TN 37215***.

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the 08/28/2024 day of _____, **2024**.

James T. Murphy Jr.
James T. Murphy, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named James T. Murphy, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of Aug., **2024**.

Crystal Fly Andrews
Notary Public

My Commission Expires: 3/26/2026

CRYSTAL FLY ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

James Thomas Murphy SR
James Thomas Murphy Sr., Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 28th day of Aug., **2024**.

Crystal Fly Andrews
Notary Public

My Commission Expires: 3/26/2026

CRYSTAL FLY ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 28th day of August, 2024 (date of document).

Affiant Signature

Date: September 19, 2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 19th day of September, 2024.

Notary Public

My Commission Expires: 3-27-2027

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY