Karen Johnson Davidson County
Batch# 1183746 DEEDQC
09/20/2024 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0072880

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

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

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
James Thomas Murphy Sr., Trustee Murphy Rev Liv Trust dtd 3/9/2022 109 Donelson Pike Nashville, TN 37214	Same	96-1 61

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 Thomas Murphy Sr., 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:

Beginning on an iron pin located on the East margin of Donelson Pike. said iron pin being 199.32 feet more or less South of an iron p111 al the beginning of the radius return to Lebanon Pike, thence; leaving said East margin or Donelson Pike South 84° 11' 36" East, a distance of 152.01 feet to a point in the West lint: of the Village Square Shopping Center; thence with said West line South 05° 54' 35" West a distance or 117.60 feet to an iron pin; thence leaving said West line and continuing along the South line of the herein described Tract North 84° 11' 36" West 152.00 feet 10 an iron pin on the East margin of Donelson Pike; thence with the East margin or Donelson Pike North 05° 54' 15" East, a distance of 117.60 feet to an iron pin. the point of beginning. containing 0.410, acres more of less.

Being the same property conveyed to James Thomas Murphy Sr., unmarried at the time of the transfer, from Frances Elaine Murphy, unmarried at the time of transfer, by Quitclaim Deed order under the Marital Dissolution Agreement Case No. 3304F, Wilson County, TN Circuit Court. Quitclaim Deed Recorded 09/23/2002, as Instrument No. 20020923-0115216, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***109 Donelson Pike, Nashville, TN 37214.***

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 28 day of 08/, 2024.

James Thomas Murphy SR.
James Thomas Murphy Sr., 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 Thomas Murphy Sr., 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 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 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