Karen Johnson Davidson County
Batch # 1209069 DEEDQC
12/02/2024 09:24:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093192

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Paul Murphey and Joy V. Murphey, Co-Trustees
The JMPM Trust
4109 Nebraska Avenue
Nashville, TN 37209

Send tax notice to: Paul Murphey and Joy V. Murphey, Co-Trustees
The JMPM Trust
1325 Beddington Park
Nashville, TN 37215

Map and Parcel No. 103-04-0-387.00

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties; the preparer of this instrument makes no representations as to the status of the title of the property described herein.

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, **Paul Murphey and Joy V. Murphey**, husband and wife, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Paul Murphey and Joy V. Murphey, Co-Trustees of The JMPM Trust** ("Grantee"), a revocable living trust established under an agreement dated November 21, 2024, Grantors' entire interest in and to a certain parcel of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Easterly 50 feet of Lot No. 55 on the Plan of The West End Annex, as subdivided by Sylvan Park Land Company of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 55 fronts 50 feet on the Southerly side of Nebraska Avenue formerly Eighth Street and runs back between parallel lines 157.90 feet to a 20 foot alley.

This legal description is taken from the prior deed of record. This is improved real property commonly known as 4109 Nebraska Avenue, Nashville, Tennessee 37209.

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

Being the same property conveyed from Joy V. Murphey to Joy V. Murphey and Paul Murphey, wife and husband, by quitclaim deed of record in Instrument No. 20241202-0093191, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 25 day of November, 2024.

Paul Murphey

Joy V. Murphey

STATE OF WILLIAMSON)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Paul Murphey and Joy V. Murphey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 21, 2025
COUNTY OF WILLIAMSON

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EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.