This Document Prepared By:
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This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Murphy Family Trust
Dated December 2, 2024 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
Joey M. Murphy and Victoria L. Muphy, as co-Trustees
Mailing address
7824 Steeplechase Lane, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1246331 DEEDQC
03/14/2025 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0019003

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JOEY MAX MURPHY and VICKIE LATAN MURPHY, husband and wife, the GRANTORS,

Whose mailing address is 7824 Steeplechase Lane, Nashville, TN 37221;

hereby conveys their interest and quitclaim to

JOEY M. MURPHY and VICKIE L. MURPHY, as co-Trustees of the MURPHY FAMILY TRUST, U/A dated: December 2, 2024, the GRANTEE,

Whose mailing address is 7824 Steeplechase Lane, Nashville, TN 37221;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Saddle Ridge, Section II, of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Westerly margin of Steeplechase Lane, said point being a common front corner with Lot No. 27; thence running along the common boundary of said Lot No. 27; South 86° 14' 36" East a distance of 233.22 feet to a point, said point being in the rear line of Lot No. 31; thence, running along the rear line of Lot No. 31, North 12° 45' 25" East, a distance of 336.99 feet to a point; thence, running along the Southern boundary of Lot No. 25, South 73° 49' 28" East, a distance of 205.65 feet to a point on the Westerly margin of Steeplechase Lane; thence running in a Southerly direction along the margin of Steeplechase Lane, South 16° 33' 33" East, a distance of 58.98 feet to a point; thence continuing through said point and along the margin of Steeplechase Lane, a distance of 201.88 feet to a point, said point being the point of beginning.

BEING THE SAME PREMISES conveyed to Grantors by: Warranty Deed from Jerry Rowland, an unmarried man, dated June 10, 2021, recorded on June 14, 2021, of record in instrument number 20210614-0079904, in the Register's Office for Davidson County, Tennessee.

More commonly known as: 7824 Steeplechase Lane, Nashville, TN 37221.

Assessor's Parcel Number: 127 00 0 216.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: March 6, 2025

Joey Max Murphy

Vickie Latan Murphy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, Joey Max Murphy and Vickie Latan Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 6th day of March, 2025.

Notary Public

My commission expires: 11-19-2025.

MARY JANE RUSHLOW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 March 11th, 2025.

Affiant Signature

3/11/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th, day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025