THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

Karen Johnson
Batch # 1267421
05/01/2025 02 10 19 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250501-0033802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

RHODA JAFFIN MURPHY, AFFIANT

Subscribed and sworn to before me, this 24 day of April 2025.

Hannah Benson
NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RHODA JAFFIN MURPHY, TRUSTEE 1606 Russell Street Nashville, TN 37206	New Owner	Map and Parcel No.: 083-14-0-102.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Rhoda Jaffin Murphy, an unmarried woman, ("Grantor") do hereby quitclaim, transfer and convey unto Rhoda Jaffin Murphy, Trustee of the Rhoda Jaffin Murphy Revocable Trust, created March 11, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1606 Russell Street, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan or Lindley's Subdivision of the Chadwell Tract of record in Plat Book 2, Page 24, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 fronts 50.0 feet on the Southerly side of Russell Street and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Rhoda Jaffin Murphy, an unmarried woman, from Justin Eagle and Samantha Eagle, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20220601-0063118.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 24 day of April 2025.

Rhoda Jaffin Murphy, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rhoda Jaffin Murphy**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April 2025.

Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028