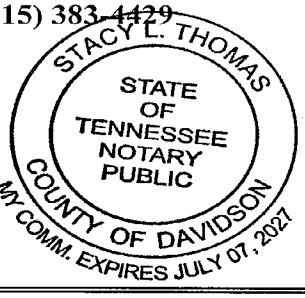
Karen Johnson Davidson County
Batch# 1283585 DEEDQC
06/09/2025 02:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250609-0045274

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** 	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 9th day of June, 2025. Notary Public My Commission Expires: July 7, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martin Construction Company 1806 5th Avenue N, Nashville, TN 37208	Martin Construction Company 1806 5th Avenue N, Nashville, TN 37208	Map and Parcel: 081.08-0-253.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kristian B. Murphy (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Martin Construction Company, a Tennessee corporation, its successors and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1803 5th Avenue North, Nashville, Tennessee 37208

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2025.

Kristian B. Murphy

Kristian B. Murphy

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 Kristian B. Murphy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of June, 2025.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee being all of Lot No. 462 and part of Lot 464 on the Map of the North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Beginning at the northwest intersection of Buchanan Street, formerly Carroll Street, and Fifth Avenue North, formerly Summer Street, being the southeast corner of this lot, thence southwesterly along the northerly margin of Buchanan Street, 176.75 feet, more or less; thence northerly 56 feet of said Street and the first alley west of Fifth Avenue North, thence northeasterly 166 feet to a point in the westerly margin on Fifth Avenue North; thence southerly 105 feet the point of beginning.

The property is further described as follows:

Land situated in the 19th Council District of Davidson County, Tennessee, being all of lot 462 & part of lot 464 on the Map of North Nashville Real Estate Company's Plan, of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows;

Commencing at the approximate intersection of 5th Avenue North and Buchanan Street, in a northwesterly direction 45.9+/- feet to mag-nail set by Dale and Associates, at the northwest corner of said intersection, at approximate Tennessee state plane coordinate location of, N:674,637.70 E:1,734,225.19, at the southeasterly most corner of the subject property and being the point of beginning of herein described Land;

thence with the northerly margin of Buchanan Street, South 61°41'07" West, a distance of 172.48 feet to a iron rod found, by Delle Land Surveying, at the northeast margin of Alley number 207;

thence with the easterly margin of the alley, North 43°56'35" West, a distance of 58.01 feet to a iron rod found, by Delle Land Surveying, at the south east corner of James P. Page & Lindy L. Page of record in instrument number 20170619-0061026, R.O.D.C., TN;

thence with Pages southeasterly line, North 45°46'29" East, a distance of 165.74 feet to a 5/8" iron rod set, by Dale and Associated, on the southwest margin of 5th Avenue North;

thence with the westerly line of 5th Avenue North, South 44°08'35" East, a distance of 105.29 feet to the point of beginning of herein described land, having an area of 13542.33 square feet or 0.31 acres more or less;

This description was taken from a Boundary & Topographic, by Dale and Associates under project number 20180, dated June 3, 2021, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 13, 2022;

Being the same property conveyed to Kristian B. Murphy by deed from Carolyn W. Cornwell by Deed recorded 8/24/2006 in Instrument No. 20060824-0104331, Register's Office for Davidson

County, Tennessee. Kristian B. Murphy conveyed the property to Martin Construction Company by Warranty Deed in Instrument No. 20220722-0084073 and Quitclaim Deed in Instrument No. 202207-0084074, Register's Office for Davidson County, Tennessee. Included in the foregoing description is a portion of the property vested in Kristian B. Murphy and Martin Construction Company by Order of Final Judgment in Case No. 22-898IV Chancery Court for Davidson County, Tennessee, which is recorded in Instrument No. 20250425-0031901, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 9, 2025 (date of document).

Affiant Signature

July 9, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

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