NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Stefanie Brown, Trustee of the Murphy Road Trust c/o Josephine S. Dean 613 Lynnbrook Road Nashville, TN 37215	New Owner's Address	103-8-44.00, 103-8-47.00, & 103-8-50.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM) 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JOSEPHINE S. DEAN** ("**Grantor**"), has bargained and sold, and by these presents does quitclaim, transfer and convey to **STEFANIE BROWN**, Trustee of the Murphy Road Trust ("**Grantee**"), Grantee's successors and assigns, all of Grantor's interest in a certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all of Grantor's interest in all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This is improved property known as 108 45th Avenue North, 4410 Murphy Road and 105 45th Avenue North, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Josephine Dean
Affiant

Subscribed and sworn to me this 8th day of August 2025.

JOSEPH WESLEY GIBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 5, 2028

Joseph W Gibbs
NOTARY PUBLIC
My Commission Expires: 9/5/2028

Karen Johnson Davidson County
Batch# 1324419 DEEDQC
09/19/2025 02:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250919-0075180

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 25th day of August, 2025.

GRANTOR:

Josephine S. Dean

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Josephine S. Dean, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 25th day of August 2025.

Notary Public

My Commission Expires:
9/5/2026

JOSEPH WESLEY GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 5, 2026

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 of Block 29 on the Map of part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County, more fully described as follows:

Beginning at the northeast corner of 45th Avenue, North, formerly 4th Street, and the Murphy Road, being the southwest corner of said Lot No. 10; thence with the easterly margin of said Avenue, northerly 120.5 feet to the corner of Lots Nos. 8 and 9; thence easterly with the lines between said two lots 100 feet to a point the northwest corner of a lot heretofore conveyed to John V. Ferrell and wife, by deed from Warren B. Sloan and wife, of record in Book 1169, page 263, said Register's Office; thence southerly along the westerly margin of the Ferrell lot 127 feet, more or less, to the north margin of the Murphy Road; thence with the northerly margin of said road westerly 100 feet, more or less, to the point of beginning.

(1) Being Lot No. 8 of Block 29 on the Map of a Part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County, as follows:

Said Lot No. 8 fronts 60 feet on the easterly side of 45th Avenue North, formerly Fourth Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to W. E. Miller and wife, Elise Miller, by deed from Billie Plant McCutcheon and Richard F. Plant, of record in Book 3816, page 223, Register's Office for Davidson County, Tennessee.

(2) Being Lot No. 7 of Block 29 on the map of part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said lot No. 7 fronts 60 feet on the easterly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines, with the southerly margin of an alley, 150 feet to an alley in the rear.

LAND in Davidson County, Tennessee, as follows to wit:

Being part of Block No. 28 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said county, described as follows:

Beginning on the westerly margin of 45th Avenue North, formerly 4th Street, at a point 242 feet south of the southerly margin of Colorado, formerly 9th Avenue; thence with the westerly margin of 45th Avenue North, southwardly 50 feet; thence westerly and parallel with the southerly margin of Colorado Avenue, 150 feet to the easterly margin of a proposed alley; thence with said alley northwardly 50 feet; thence easterly 150 feet to the beginning.

Being the property conveyed to John R. Dean and wife, Josephine S. Dean in Book 7720, page 894, Book 6373, page 163 and Book 11081, page 22, Register's Office for Davidson County, Tennessee (John R. Dean now being deceased).

Certificate of Authenticity

I, James L. Murphy III, 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 August 25, 2025.

Date

Affiant Signature

September 19, 2025
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of September, 20 25.

Brenda L. Farmer
Notary's Signature

My Commission Expires: 8/23/2026
Date

Notary's Seal (if on paper)

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires AUG. 23, 2026