This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON, PLLC
915 Jefferson Street, 2nd Fl.
Nashville, TN 37208

ADDRESS OF NEW OWNER:
William E. Mumphrey, Jr.
3904 Delaware Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
091 12 0 211.00

Karen Johnson
Batch # 1332043
10/08/2025 02 09 01 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251008-0080428

QUITCLAIM DEED
Trust by the Entirety

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt of which is hereby acknowledged, I, **DAMON DUGGAR,** as trustee, have this day bargained and sold and by these presents do hereby quit claim and convey unto **William E. Mumphrey, Jr. and Sharonda M. Hyler** (Grantees) herein, all interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Being Lot No. 8 of Enoch Harrell's subdivision of part of lot No. 12 of Clifton Plan, of record in book 161, page 39, Register's Office of Davidson County, Tennessee.

Said Lot no. 8 fronts 40 feet on the south side of Indiana Avenue, formerly Weller Street, and runs back between parallel lines 150 feet to an alley.

Being part of the property conveyed to Lee Bradley and wife, Lizzie Bradley, by deed from Richard S. West, widower, of record in Book 333, page 594 said Register's Office. The said Lee Bradley and wife, Lizzie Bradley, having since died and survived by the Grantor and Grantee in this instrument.

Being the same property conveyed to Mary E. Foster (Bradley), by Quit Claim Deed from Edward Bradley of record August 1966, in book 4048, page 521, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Edward Mumphrey, Jr., by Affidavit of Heirship of record June 3, 2025, in batch #1280880, instrument

number 20250603-0043590, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Damon Duggar as trustee by Quit Claim deed from William E. Mumphrey, Jr., dated August 21st, 2025 of record in Instrument No. 20251008-0080427 Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is property known as 4015 Indiana Avenue, Nashville, Tennessee, Davidson County, Tennessee 370209.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 21st day of August, 2025.

DAMON DUGGAR, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of August 2025, before me personally appeared **DAMON DUGGAR** Grantor, 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.

Davidson COUNTY Steven S. Grimes STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

WILLIAM E. MUMPHREY, JR., Grantee

Sworn to and subscribed before me this
21st day of August, 2025.

NOTARY PUBLIC My Commission Expires: 4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is one dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

SHARONDA M. HYLER, Grantee

Sworn to and subscribed before me this
21st day of August, 2025.

NOTARY PUBLIC My Commission Expires: 4-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.