Karen Johnson Davidson County
Batch# 1339046 DEEDWARR
10/28/2025 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251028-0085716

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$310,000.00**

Subscribed and sworn to before me this 23rd day of October, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 8-01-2028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
604 Center Street, LLC **604 Center Street** **Madison, TN 37115**	Same as New Owner	**052-03-0-103.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **George J. Murphy and Patricia K. Murphy, Co-Trustees of The Murphy Tennessee Community Property Trust dated February 12, 2024**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **604 Center Street, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Block B, on the Map of Home acres, not of record and described according to a plan made by Blanchard and Parrish, Engineers as follows:

Beginning at a point in the West margin of Center Street at the common corner of Lots Nos. 14 and 15 of said block; thence West along the line between said lots, 225 feet to the corner of Lots 13 and 15; thence South with the line between said lots, 100 feet to the common corner of Lots Nos. 12, 13, 15 and 16; thence East along the line between Lots 15 and 16, 225 feet to the West margin of Center Street; thence North along the West margin of said street 100 feet to the point of beginning.

Being the same property conveyed to George J Murphy and Patricia K Murphy by Warranty deed from William D Ramsey and wife, Celeste D Ramsey of record in Book 8799, page 822, Register's Office for Davidson County, Tennessee, dated 11/19/1992 and recorded on 12/1/1992. (Value or consideration shown in aforementioned deed $38,245.46.) Being also known as 604 Center Street Madison, Tennessee 37115.

Being a portion the same property conveyed to George J Murphy and Patricia K Murphy, Co-Trustees of The Murphy Tennessee Community Property Trust dated February 12, 2024 by Quitclaim deed from George J Murphy and Patricia K Murphy of record in Instrument No. 20240221-0011999 Register's Office for Davidson County, Tennessee, dated 2/12/2024 and recorded on 2/21/2024.

This is improved property known as: 604 Center Street, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 23rd day of October, 2025.

The Murphy Tennessee Community Property Trust dated February 12, 2024

GEORGE J. MURPHY, CO-TRUSTEE

PATRICIA K. MURPHY, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **GEORGE J. MURPHY AND PATRICIA K. MURPHY, CO-TRUSTEES OF THE MURPHY TENNESSEE COMMUNITY PROPERTY TRUST DATED FEBRUARY 12, 2024,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 23rd day of October, 2025.

My Commission Expires: _____

NOTARY PUBLIC

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/23/2025** [DATE].

AFFIANT SIGNATURE

10/23/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **23rd** day of **October**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

