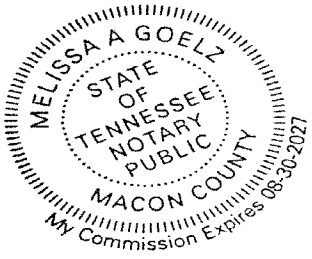
Karen Johnson Davidson County
Batch# 1342090 DEEDQC
11/04/2025 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251104-0088013

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
500 11th Ave N., Suite 600
Nashville, TN 37203



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2025.

NOTARY PUBLIC

My Commission expires: 8-30-2027

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cynthia English Trust Attn: J. Edward Freeman, Jr.	Same	104-06-0-054.00
(NAME)	(NAME)	
109 Murphy Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

The undersigned Danny K. Miller and wife, Caroline B. Miller, hereinafter called the Grantors, by these presents do transfer and convey unto unto Cynthia English Freeman, as Trustee of the Cynthia English Trust u/a dated November 5, 2019, hereinafter called the Grantee, its successors and assigns, all their right, title and interest in and to a certain tract or parcel of land and related interests, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (the foregoing being referred to as the "Property").

This is improved property located at 105 Murphy Ct, Nashville, TN.

(SIGNATURES OF GRANTORS ARE ON THE FOLLOWING PAGE.)

Witness our/my hand(s) this 3rd day of November, 2025.

Danny K. Miller

Caroline B. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Danny K. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Grantor who executed the foregoing Deed for the purposes therein contained.

WITNESS my hand and official seal, at my office in Nashville, TN, this the 3rd day of Nov., 2025.

Notary Public

My commission expires: 11/3/25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Caroline B. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Grantor who executed the foregoing Ouitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal, at my office in Nashville, TN, this the 3rd day of Nov., 2025.

Notary Public

My commission expires: 11/3/25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

EXHIBIT A

Land situated in the 24th Councilmanic District, Davidson County, City of Nashville, Tennessee, being part of lot 29 on plat entitled Bransford Realty Company's Re-subdivision of a part of Richland annex of record in Plat Book 332, Page 156, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod (old) lying in the westerly margin of Murphy Court (50'R.O.W.), said iron rod lying N 01°22'13" E a distance of 109.8' more or less from a Concrete Monument, also being the northeasterly corner of the hereon described tract;

Thence, along said Murphy Court with a curve to the right with an arc length of 50.01', with a radius of 900.00', with a chord bearing of S 01°59'40" E, with a chord length of 50.01' to an iron rod (new);

Thence, with the northerly line of Freeman Family LTD. Partnership of record in Instrument 20250827-0068639, R.O.D.C. S 85°44'02" W a distance of 117.05' an iron rod (old);

Thence, with the easterly margin of I-440 N 27°37'27" W a distance of 59.13' to a Concrete Monument;

Thence, with the southerly line of Michael & Karen Rippetoe of record in Instrument 20090413-0033081, R.O.D.C. N 87°28'13" E a distance of 142.54' to the Point of Beginning.

Containing an area of 6730 Square Feet or 0.15 Acres, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in Book 4744, page 685, said Register's Office.

Being the same property conveyed to CYNTHIA ENGLISH FREEMAN AS TRUSTEE of the CYNTHIA English trust U/A dated November 5, 2019, by Special Warranty Deed from DANNY K. MILLER AND WIFE, CAROLINE B. MILLER, of record as Instrument No. 202511040088012, said Register's Office.

Certificate of Authenticity

I, Melissa Goetz, 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 November 3, 2025.

Date

Affiant Signature

November 4, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of November, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON