Karen Johnson Davidson County
Batch # 1371757 DEEDQC
01/22/2026 12:35:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260122-0005321

PREPARED BY Randy Ratliff, Esq. 5115 Maryland Way Brentwood, TN 37027 **TN BPR: 002941**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or true value, whichever is greater for this transfer is $0.00. Matthew Lawrence Murphy AFFIANT Subscribed and sworn before me, this 22 day of December 2025. Cathey Bradford NOTARY PUBLIC My commission expires: 7-6-27

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Send Tax Bills To:	New Owner is:	Map and Parcel
Matthew Lawrence Murphy, Trustee 825 3rd Ave N, Nashville, TN 37201	**Matthew Lawrence Murphy, Trustee** 825 3rd Ave N, Nashville, TN 37201	082-13-0E-136-00

QUITCLAIM DEED

Matthew Lawrence Murphy, unmarried ("Grantor"), of **825 3rd Ave N, Nashville, TN 37201,** for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Matthew Lawrence Murphy,** Trustee of the Matthew Lawrence Murphy Living Trust dated December 5, 2025 ("Grantee"), the following described tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 136, ON THE HORIZONTAL PROPERTY REGIME FOR DISTRICT LOFTS, AS RECORDED IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT N0.20080111-0003537 AND AMENDED BY FIRST AMENDMENT OF RECORD IN INSTRUMENT NO. 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

Assessor's Parcel No: 082-13-0E-136-00

Property Address is: 825 3rd Ave N, Nashville, TN 37201

BEING THE SAME PROPERTY CONVEYED TO MATTHEW LAWRENCE MURPHY FROM KATHLEEN LENZE, UNMARRIED, AND MATTHEW LAWRENCE MURPHY, UNMARRIED DATED 11/11/2025, RECORDED 11/13/2025, DEED INSTRUMENT NO. 20251113-0090563, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. Wherever 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 the 22ND day of December 2025.

Matthew Lawrence Murphy

Matthew Lawrence Murphy, Grantor

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew Lawrence Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of December 2025.

Cathey Bradford

Notary Public
My Commission Expires: 7-6-27

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY