Karen Johnson Davidson County
Batch# 1423453 DEEDQC
05/21/2026 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260521-0046133

THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owner(s)**
David Murphy and
Julie W. Murphy, Trustee
1300 Goshentown Road
Hendersonville, TN 37075

**Send Tax Bills To**
Same

**Map-Parcel No.**
075 09 0 201.00

## Quitclaim Deed to Trustee

Grantor: David Murphy and Julie Murphy, husband and wife
Grantee: David Murphy and Julie W. Murphy, Trustee of the Revocable Trust of David Murphy and Julie W. Murphy, dated March 29, 2022

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1139 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davison County, Tennessee.

Said Lot No 1139 fronts 79.5 feet on the westerly margin of Bonnaspring Drive and runs back between lines measuring 110.48 feet on the northerly line 126.51 feet on the southerly line to a broken line in the rear measuring 122.81 feet thereon.

Being the same property conveyed to David Murphy and Julie Murphy, husband and wife, by deed from Cora M. Gibbs, Trustee under the Revocable Trust Agreement of Charles E. Gibbs and Cora M. Gibbs, dated July 22, 2019, of record at Instrument No. 20250509-0036674, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 276 Bonnaspring Drive, Hermitage, TN 37076.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

David Murphy, Grantor

Julie Murphy, Grantor

State of Tennessee
County of Sumner

On May 13, 2026, personally appeared before me, David Murphy, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 12/27/2027

JENNIFER DUSTY REESE BERKLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On May 13, 2026, personally appeared before me, Julie Murphy, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 12/27/2027

JENNIFER DUSTY REESE BERKLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

David Murphy, Trustee
Grantee

Sworn to and subscribed before me on May 13, 2026.

Notary Public
My commission expires: 12/27/2027

JENNIFER DUSTY REESE BERKLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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**TRUE Copy Certification**

I, Jennifer Berkon, do hereby make oath that I am 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 May 13, 2026.

Jennifer B

Signature

5/13/2026

Dated

State of Tennessee, County of Sumner

Sworn to and subscribed before me on May 13, 2026.

Hope Marie Campbell

Notary's Signature

My Commission Expires: 12/27/27

