Karen Johnson Davidson County
Batch# 1452454 DEEDQC
07/29/2026 11:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260729-0069740

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 et seq. Affiant Sworn to and subscribed before me this July 27, 2026. Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MICHAEL MURPHY		
505 Armistead Place	SAME AS NEW OWNER	116-12 D 505
Nashville, Tennessee 37215		

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

BE IT KNOWN THAT JANE LOVELL MURPHY, sole Trustee of the JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017, died on April 15, 2026. Pursuant to the JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017, MICHAEL MURPHY was appointed Successor Trustee of the JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017, as evidenced by the attached Certificate of Trust (EXHIBIT A).

THEREFORE, FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MICHAEL MURPHY, Successor Trustee of the JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017, do hereby quitclaim, release, and convey any and all of its right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MICHAEL MURPHY, his heirs and assigns, being more particularly described as follows:

BEING Unit No. 505, Building No. 3 of Burlington Condominiums, Phase II, Revised, of record in Pan Book 6259, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JANE LOVELL MURPHY, sole Trustee of the JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017, by JANE L. MURPHY, by Quitclaim Deed, Instrument # 20170406-0033663, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from prior deed of record.

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.

The property is known as 505 Armistead Place, Nashville, Tennessee 37215.

WITNESS MY HAND this July 27, 2026.

JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017

By: _____
MICHAEL MURPHY, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL MURPHY, Successor Trustee of the JANE L. MURPHY ASSET PROTECTION TRUST dated April 3, 2017 with whom I am personally acquainted, and who acknowledged that he, in his capacity to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 27 2026.

_____
NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

EXHBIT A

CERTIFICATE OF TRUST
(Successor Trustee)

Before me, the undersigned authority, personally appeared Michael Murphy, being first duly sworn upon oath, who deposes and states as follows:



1. Affiant is the duly acting Successor Trustee of the Jane L. Murphy Asset Protection Trust dated April 3, 2017 ("Trust") and has the authority to execute this Certificate of Trust.

2. This Certificate of Trust relates to the Jane L. Murphy Asset Protection Trust, dated April 3, 2017, as amended, if applicable.

3. The Grantor of the Trust is Jane Lovell Murphy.

4. The Taxpayer Identification Number of the Trust is the Grantor's Social Security Number, pursuant to applicable tax law.

5. Pursuant to the terms of the Trust Agreement, the original Trustee, Jane L. Murphy died on April 15, 2026, and the undersigned has succeeded to the office of Trustee in accordance with the provisions of the Trust Agreement.

6. The name and address of the currently serving Successor Trustee is:

   Michael Murphy
   505 Armistead Place
   Nashville, Tennessee 37215

7. The undersigned Successor Trustee possesses all powers and authority granted to the Trustee under the Trust Agreement, including the authority to acquire, hold, manage, sell, convey, encumber, lease, exchange, and otherwise administer Trust property, subject only to the terms and conditions of the Trust Agreement.

8. No other person is required to join in the execution of documents on behalf of the Trust except as may be expressly required by the Trust Agreement. Any person may rely upon the authority of the undersigned Successor Trustee without further inquiry.

9. The Trust is an irrevocable trust.

10. Selected provisions of the Trust, including those identifying the Successor Trustee and describing the Trustee's powers, together with relevant signature pages, are available upon reasonable request if required to establish the authority of the Successor Trustee.

11. Pursuant to the terms of the Trust Agreement, any person dealing with the Successor Trustee may rely upon this Certificate of Trust as evidence of the existence of the Trust and the authority of the Successor Trustee and shall not be required to examine the Trust Agreement or determine whether any action by the Successor Trustee is authorized.

12. The proper manner for taking title to Trust property is:

    Michael Murphy, Successor Trustee of the Jane L. Murphy
    Asset Protection Trust dated April 3, 2017

13. To the knowledge of the undersigned, there are no pending claims or proceedings that challenge the validity of the Trust or the authority of the undersigned to serve as Successor Trustee.

14. Except as specifically certified herein, the remaining provisions of the Trust are of a private nature concerning the disposition of Trust property and are not necessary for third parties to review in order to rely upon the authority of the Successor Trustee.

I certify under penalty of perjury that the foregoing statements are true and correct.

Executed this 27 day of July, 2026.

MICHAEL MURPHY, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 27 day of July, 2026, before me, the undersigned Notary Public, personally appeared MICHAEL MURPHY, known to me (or satisfactorily proven) to be the person whose name is subscribed to this instrument and acknowledged that he/she executed the same as his/her free act and deed in the capacity therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 July 27, 2026.

7/27/26
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27th day of July, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2028