File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 9568 **DEEDQC**
10/09/2017 10:18:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171009-0103191

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of Oct, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carcelia Ann Marsh	Same	Map 161 01 0A 036.00 & Map 161 01 0A 018.00
(NAME)	(NAME)	
5324 Edmondson Pike 6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steve Sentell and Martha M Lane Sentell, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carcelia Ann Marsh,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 5324-#6 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 18, (Tax Map 161 01 0A 018.00), as shown on said plat, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, page 75, et. seq., said Register's Office.

Being the same property conveyed to Steve Sentell and Martha M Lane by deed from BVT Country Place LTD, of record in Deed Book 6658, page 504, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5324 Edmondson Pike Unit No 5324-#6 G. No. 18, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23 day of Sept., 2017.

Steve Sentell

Steve Sentell

Martha M. Lane Sentell

Martha M. Lane, n/k/a Martha Sentell

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steve Sentell and Martha M. Lane Sentell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of Sept., 2017.

Commission expires: 3/23/21

Tina Grubbs.

Notary Public

TINA GRUBBS

TINA GRUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.