# QUITCLAIM DEED

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 me on December 28, 2018.

NOTARY PUBLIC

My Commission Expires:

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEBRUARY 18, 2019

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Y Johnson Davidson County
Batch# 178815 DEEDQC
12/28/2018 10:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181228-0125818

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Reginald A. Marshall<br>Felicia S. Marshall<br>Reginald A. Marshall, Jr.<br>334 Larkin Springs Rd<br>Madison, TN 37115 | SAME AS NEW OWNER | 052 03 064.00 |

**KNOW ALL MEN BY THESE PRESENTS** that, **Barry A. Payne,** hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Reginald A. Marshall, Jr.,** hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee described as follows:

A tract of land located in the 10th Civil District of Davidson County, fronting 96 feet, more or less on an unnamed dirt road and running back between parallel lines 250 feet, more or less, to a dead line running 96 feet, more or less, in the rear. This tract is located near the Larkin Springs Road north of Sanitarium Road and contain ½ acre more or less.

Being the same property conveyed to Reginald A. Marshall and wife, Felicia S. Marshall as to an undivided one-half (1/2) interest and Barry A. Payne as to an undivided one-half (1/2) interest by Warranty Deed from S&E Enterprises of Simpson County, LLC, dated March 11th, 2015, of record in Instrument No. 20150416-0033563, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 350 Larkin Springs Road, Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand on December 28, 2018.

Barry A. Payne

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On December 28, 2018, before me personally appeared, Barry A. Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 28, 2018.

My Commission Expires: _____

NOTARY PUBLIC

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: FEBRUARY 18, 2019

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY