ADDRESS NEW OWNERS AND SEND TAX BILLS:

JOHN THOMAS MARLIN, JR
LEANNA KAI MARLIN
312 Shepherd Hills Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 535920 DEEDQC
12/16/2020 01:02:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201216-0148724

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
34 - 7- 10
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 9 day of December, 2020, by **JOHN THOMAS MARLIN, JR,** GRANTOR and **JOHN THOMAS MARLIN, JR and wife, LEANNA KAI MARLIN,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 84 on the plan of Shepherd Hills, Section No. 2, as of record in Book 2900, Page 12, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Shepherd Hills Drive at the corner of Lots Nos. 83 and 84; thence with the line between said lots, southwesterly 365 feet to a point; thence northwesterly 160.4 feet to a corner of the lot No. 85; thence with the line between Lots Nos. 84 and 85, northeasterly 350 feet to the margin of Shepherd Hills Drive; thence with the margin of said drive, southeasterly 100 feet to the point of beginning.

Being the same property conveyed to John Thomas Marlin, Jr. by Quitclaim Deed from Michael Marlin, Jerry Marlin and Glen D. Marlin, dated November 6, 2020, and recorded November 12, 2020 in Instrument No. 20201112-0132928, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 312 Shepherd Hills Drive, Madison, Tennessee 37115.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

JOHN THOMAS MARLIN, JR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, John Thomas Marlin, Jr., the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 9th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-25-22

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 9th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 5-25-22

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