Karen Johnson Davidson County
Batch# 713058 DEEDQC
09/10/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210910-0121792

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Rhonda Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyne A. Marshall and Michelle Marshall	**Same**	**06002011900**
(NAME)	(NAME)	
3118 Meadowside Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KYNE A. MARSHALL, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KYNE A. MARSHALL, UNMARRIED AND MICHELLE ANN MARSHALL, UNMARRIED, AS TENANTS IN COMMON EACH TO A 50% OWNERSHIP INTEREST ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 90 ON THE PLAN OFPARKWOOD ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 2900, PAGE 119 AND 120, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 90 FRONTS 75 FEET ON THE SOUTHEASTERLY SIDE OFMEADOWSIDE LANE AND EXTENDS BACK 131.8 FEET ON THE NORTHEASTERLY LINE AND 130.7 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 116 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KYNE A. MARSHALL, BY WARRANTY DEED FROM BILLY M. MARTIN AND WIFE, ANGELA DYONN MARTIN, OF RECORD IN INSTRUMENT NO. 20160728-0077803, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3118 Meadowside Lane, Nashville, Tennessee 37207**

Witness our hands this the 8 day of September, 2021.

KYNE A. MARSHALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KYNE A. MARSHALL** the within named bargainor, 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 official seal, this the 8th day of September, 2021.

Notary Public

My Commission Expires: 5.2.22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Ryan Terrell, 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 9/8/2021 (date of document).

Affiant Signature

Date 9/8/2021

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

