Karen Johnson Davidson County
Batch# 724940 DEEDQC
09/28/2021 08:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210928-0129775

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
P.O. Box 331282
Nashville, Tennessee 37203

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
PCMEKS Marital Trust 924 A South Douglas Ave Nashville, TN 37204	PCMEKS Marital Trust 924 A South Douglas Ave Nashville, TN 37204	Tax Parcel ID No. 105130-F00100CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned PRENTICE CARL MARSH, and wife ELISABETH SMALL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto the PCMEKS MARITAL TRUST, hereinafter referred to as "GRANTEE", it's heirs, successors and assigns, a certain tract, or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 924 South Douglas Avenue Townhomes, a horizontal property regime with private elements located in Nashville, Davidson County, Tennessee, and described in Master Deed for 924 South Douglas Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070625-0075880, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, Co-owners and tenants of 924 South Douglas Avenue Townhomes, a horizontal property regime with private elements, contained in said Master Deed, the plat filed as Exhibit "B II to said Declaration appearing in Instrument No. 20070625-0075880, and bylaws appended thereto Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Vicki H. Metzgar and Susan E. Johnston, tenants in common with the right of survivorship by Warranty Deed from Scott Brakefield and wife, Andrea Brakefield, recorded on the 7th day of March, 2011 in Instrument No. 20110307-0017772, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Prentice Marsh, Jr, a single man, and Elisabeth Small, a single woman, by Warranty Deed from Vicki H. Metzgar and Susan E. Johnston of record in Instrument No. 20150608-0053632 Register's Office for Davidson County, Tennessee, dated June 4, 2015 and recorded on June 8, 2015.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 924 A S Douglas Ave
Nashville, TN 37204

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: September 23, 2021 _____
ELISABETH SMALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, ELISABETH SMALL, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 23 day of September, 2021.

_____
NOTARY PUBLIC

My commission expires: 01/08/22

DATE: 9/23/21 _____
PRENTICE CARL MARSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, PRENTICE CARL MARSH, JR, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 23 day of September, 2021.

_____
NOTARY PUBLIC

My commission expires: 01/03/22

JOHN HORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022

AFFIRMATION OF VALUE

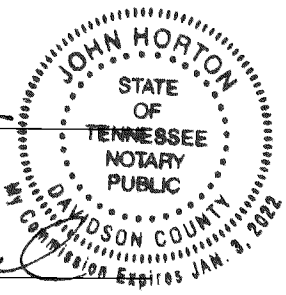
We do hereby swear or affirm that the actual consideration for this transfer is $0.00.

DATE: September 23, 2021 _____
ELISABETH SMALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, ELISABETH SMALL, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal, this 23 day of September, 2021.



NOTARY PUBLIC

My commission expires: 01/03/22

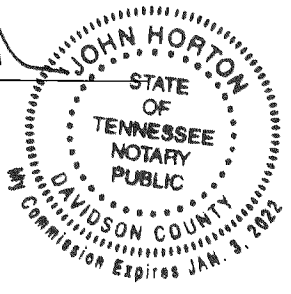
DATE: 9/23/21

PRENTICE CARL MARSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, PRENTICE CARL MARSH with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal, this 23 day of September, 2021.



NOTARY PUBLIC

My commission expires: 01/03/22

CERTIFICATE OF AUTHENTICITY

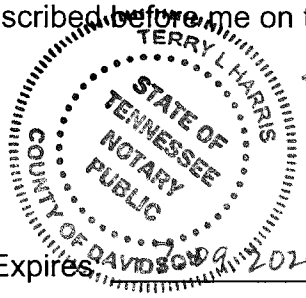
I, **John T. Horton, Esq.**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on September 23, 2021.

DATE: 9/24/2021

John T. Horton, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 24th day of Sept, 2021.



NOTARY PUBLIC

My Commission Expires: 7-29-2024