Karen Johnson Davidson County
Batch# 788662 DEEDQC
01/12/2022 12:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220112-0004288

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. 043 09 0 242,00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned PRENTICE C. MARSH, JR. and wife ELISABETH K. 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 the Easterly 25 feet on the Westerly half of Lot 31, Block "B" and the Easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, said parts of Lot 31 front together 75 feet on the Northerly side of Duling A venue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Adrienne Koger, Married, of record in Instrument No. 20150225-0015953, in the Register's Office of Davidson County, Tennessee, dated February 20, 2015 and recorded on February 25, 2015.

Being the same property conveyed to Prentice C. Marsh, Jr, and wife, Elisabeth K. Small, by Warranty Deed from Joseph Spicer and wife, Juanita Spicer, of record in Instrument No. 20201223-0153004 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

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: 259 Duling Avenue
Nashville, TN 37115

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed on this 3rd day of January, 2022.

DATE: January 3, 2022

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 3rd day of January, 2022.

NOTARY PUBLIC

My commission expires: 01/03/22

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

DATE: JAN 3, 2022

PRENTICE C. MARSH, JR

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 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 3rd day of January, 2022..

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: January 3, 2022

ELISABETH K. 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 3rd day of January, 2022.

NOTARY PUBLIC

My commission expires: 01/03/22

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

DATE: JAN 3, 2022

PRENTICE C. MARSH, JR

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 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 Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal, this 3rd day of January, 2022.

NOTARY PUBLIC

My commission expires: 01/03/22

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

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 01/03/22.

DATE: 01/04/22

John T. Horton, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 4th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 7.09.2024

