Karen Johnson Davidson County
Batch# 791536 DEEDQC
01/18/2022 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006566

This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 05 day of Jan, 2022

Notary Public
My Commission Expires: 9-6-22

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Patrick W. Marsch Rachel Serfass 1405 Huffine Street Nashville, TN 37216	Same as New Owner	072-07-0-185.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Patrick W. Marsch, unmarried and Rachel Serfass, unmarried, tenants in common with rights of survivorship** has bargained and sold and does hereby quitclaim, transfer and convey all her rights, title and interest which she may have in the remaining described property to **Patrick Marsch and Rachel Kathleen Serfass, husband and wife** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 and the Easterly 17 feet of Lot No. 15 on an unrecorded map of the Young Heirs Subdivision, in the 11th Civil District, being a subdivision of Lots Nos. 25 to 29, both inclusive, of Keller's Subdivision, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, and described according to a copy of a plan of said Young Heirs' Subdivision made by Harvey Gee, Surveyor, March 20, 1949, as follows:

Beginning at a point in the Northerly margin of Huffine Street, the common corner of Lots 16 and 17; thence Northerly, with the line between said Lots, 186.6 feet to a point in the South line of the Fowlkes Tract; thence along Fowlkes' line, North 87 degrees 44' West 72 feet; thence Southerly 185.5 feet, more or less, to the North margin of Huffine Street; thence with the margin of the same, Easterly 72 feet to the beginning.

Being the same property conveyed to Patrick W. Marsch, unmarried, and Rachel Serfass, unmarried, Tenants in common with Rights of survivorship by Quitclaim deed from Patrick W. Marsch, a married man and Clare D. Marsch, a married woman, Joint Tenants of record in Instrument No. 20191114-0117655 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on November 14, 2019.

This is improved property known as 1405 Huffine Street Nashville, TN 37216.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 05 day of Jan, 2022.

Patrick W. Marsch

Rachel Serfass

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared **Patrick W. Marsch and Rachel Serfass,** who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 05 day of Jan, 2022.

My Commission Expires:
9-6-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/5/22 (date of document).

Affiant Signature

1/11/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of Jan., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County