This Quitclaim Deed was prepared solely from information furnished by the parties referenced herein. No title search, opinion or title insurance was requested, performed, or taken with this deed. The preparer does not warrant what a valid title search of this property would disclose. Therefore, the preparer is not responsible or liable in any way as to the accuracy of the contents contained and/or the current condition/status of the title to this property and/or what a good and valid title search would disclose. All the parties herein acknowledge and accept these statements.

STATE OF Tennessee

COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 876259 DEEDQC
06/23/2022 11:53:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220623-0071781

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF June, 2022

NOTARY PUBLIC

My commission expires: 7/3/2023

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 7/03/2023

THIS INSTRUMENT PREPARED BY:

5 Star Title TN, LLC
1616 Westgate Circle
Brentwood, TN 37027

Name & Address of property owner:	Send tax bills to:	Map/Parcel Numbers:
Marcus Archibald, Tamika Archibald Wayne Archibald and Barbara Archibald 85 Fairfield Avenue Nashville, TN 37210	New Owner	93-16-322 14W-4260

QUITCLAIM DEED

For and in Consideration of the sum of ten dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of relinquishing and releasing all of my/our right, interest and title in the property referenced below, We, Wayne Archibald and wife, Barbara Archibald, Grantor(s), by these presents do convey, remise, release and QUITCLAIM unto:

Marcus Archibald and Tamika Archibald, as joint tenants with rights of survivorship and reserving a life estate for Wayne Archibald and Barbara Archibald, husband and wife

Grantee(s), her/his/their successors and assigns, all of my/our, title and interest in a certain tract or parcel of land, described as follows, to wit:

BEING the southerly 31 feet of the northerly 95.5 feet of Lot No. 1, the southerly 31 feet of the northerly 95.5 feet of Lot No. 2 and Southerly 31 feet of the Westerly 5 feet of Lot No. 3 on the

Map of Weakley and Warren's Re-subdivision of Block "D", Hermitage addition, as of record in Book 161, page 93, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the east margin of Fairfield Avenue 95.5 feet, S9°30'W from the south margin of Fain Street; running thence with the east margin of Fairfield Avenue N9°30'E, 31 feet to a point, 64.5 feet from the south margin of Fain Street; thence 66°E parallel to Fain St. 129.8 feet to a stake, said stake being 5 feet east of the line between Lots 2 and 3, 31 feet to a stake; thence N86°W, 133.2 feet to the point of beginning, all in accordance with a survey and plat by Norris H. Hickerson, Surveyor, dated March 24, 1951.

BEING the same property conveyed to Wayne Archibald and wife, Barbara Archibald by deed from Marvin W. Moore, and Wife, Janice L. Moore, of record in Book 8259, page 387, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the Vendor's Lien retained in the Installment Deed of record in Book 5643, page 328, payable to Larry R. Johnson. (This is a Wrap-Around Mortgage and not worth the face value shown.) THIS CONVEYANCE is subject to the Vendor's Lien retained in the Installment Deed of record in Book 5640, page 333, payable to Harris A. Gilbert.

The above referenced property is also known as 85 Fairfield Avenue Nashville TN 37210.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 14th day of June, 2022.

Wayne Archibald

Wayne Archibald

Barbara Archibald

Barbara Archibald

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wayne Archibald and wife, Barbara Archibald, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Within my hand and official seal at office this 14th day of June, 2022.

Tracey Denise Beaird

Notary Public

TRACEY DENISE BEAIRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 7/03/2023

My commission expires: 7/3/2023