THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 938396 DEEDQC
11/07/2022 09:26:53 AM 3 pgs
Fees: $18.00 Taxes: $1,049.88

20221107-0119381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WILLIAM D DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 3, 2026

The actual consideration or value whichever is greater, for this transfer is **$283,750.00**.

Subscribed and sworn to before me this 24th day of October, 2022.

Notary Public **Affiant**

My Commission Expires: 3/3/2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Raymond Thomas Huskey, Jr. Debra Leigh Huskey 805 Coggin Pass Madison, TN 37115	**Same**	04211009500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Dean Alan Marsmaker** and **Debra Leigh Marsmaker Huskey,** by these presents do hereby quitclaim and convey unto **Raymond Thomas Huskey, Jr. and Debra Leigh Marsmaker Huskey**, husband and wife, and their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Heritage Village, Section Two, as of record in Plat Book 4460, Page 160, Register's Office for said County.

Said Lot No. 7 fronts 100.5 feet on the westerly margin of Heritage Drive and extends back 222.65 feet on the southerly line and 214.03 feet on the northerly line to a line in the rear measuring 83.08 feet thereon.

Being the same property conveyed to Robert J. Marsmaker and wife, Eunice Marsmaker, by deed from Keith W. Wellum and James M. Fischer, Jr., as Partners, of record in Book 5062, Page 165, Register's Office for Davidson

County, Tennessee. Eunice Marsmaker having since died leaving Robert J. Marsmaker as surviving tenant by the entirety.

Pursuant to the terms of his will of record in Docket No. 22P1806 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division), admitted for the limited purpose of establishing muniment of title, said property is vested in equal shares to Dean Alan Marsmaker and Debra Leigh Marsmaker Huskey. For further reference see Order to Admit Will to Probate for the Limited Purpose of Establishing Muniment of Title to Real Estate in Intstrument No. 20221107-0119379 20221107-0119380, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 623 Heritage Drive, Madison, Tennessee 37115.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Dean Alan Marsmaker 10/24/22 Date

Debra Leigh Marsmaker Huskey Date 10/24/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Dean Alan Marsmaker**, 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 at Goodlettsville, Tennessee this the 24th day of October, 2022.

Notary Public

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

STATE OF TENNESSEE

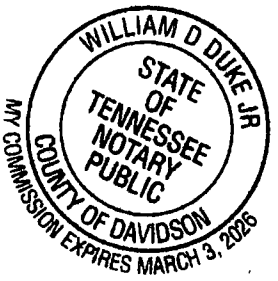
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Debra Leigh Marsmaker Huskey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 24th day of October, 2022.

Notary Public

My Commission Expires: 3/3/2026



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.