Karen Johnson Davidson County
Batch# 976519 DEEDQC
03/02/2023 04:17:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230302-0015201

QUITCLAIM DEED

FROM: Julie Ann Segura

TO: Ronald Marlin

This Instrument Was Prepared By:
Julie Ann Segura
3904 Oxford Street
Nashville, Tennessee 37216

Address New Owner:
Julie Ann Segura
3904 Oxford Street
Nashville, TN 37216

Send Tax Bills To:
3904 Oxford Street
Nashville, TN 37216

Map-Parcel No.:
061-15-0-274.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sume of zero dollars ($0.00), this conveyene beign an adjustment of property rights between parties Ronald Marlin (GRANTOR) and Julie Ann Segura (GRANTEE).

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a previous agreement and no other consideration given for the transfer.

Ronald Lewis Marlin
GRANTOR, RONALD LEWIS MARLIN

Sworn to and subscribed before me, this 31st day of January, 2023.

Bryce Scharf
NOTARY PUBLIC

My Commission Expires:

03/10/2026

BRYCE SCHARF
Notary Public - California
Riverside County
Commission # 2396629
My Comm. Expires Mar 10, 2026

Ronald Marlin (GRANTOR), by these present does hereby transfer, quitclaim and convey unto Julie Ann Segura (GRANTEE) and her heirs, successors, and assigns all of

his right, title and interest in and to the note receivable on that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davison County County, TN being Lot 53 on the Plan of M.N Young's Inglewood Annex, as shows by Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie Ann Segura and Ronald Marlin, by Warranty deed from Curry M. May and husband Donal P. May in Instrument No. 20221014-0112752 Register's Office for Davidson County, Tennesse, dated October 13, 2022 and recorded on October 14, 2022.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 3904 Oxford Street, Nashville, TN 37216.

Witness my hand this 31st day of January, 2023.

Ronald Lewis Marlin

Ronald Marlin personally appeared before me, a Notary Public of said County and State, 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 Riverside, California, this 31st day of January, 2023.

Bryce Scharf
NOTARY PUBLIC

My Commission Expires:

March 10th, 2026

BRYCE SCHARF
Notary Public - California
Riverside County
Commission # 2396629
My Comm. Expires Mar 10, 2026

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND JULIE ANN SEGURA SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.