Karen Johnson Davidson County
Batch# 982847 DEEDQC
03/21/2023 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020355

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 21, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/24

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

New Owner Address:
Debra Renée Marlowe, Trustee
1602 Burton Avenue
Nashville, Tennessee 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 16 0 018.00

QUITCLAIM DEED

Debra Renee Derra (a/k/a Debra Renée Marlowe) ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Debra Renée Marlowe, Trustee of the Flatwoods Waterfall Trust, dated March 15, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Stephen Kent Marlowe**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 15, 2023**.

Debra Renee Derra

Debra Renee Derra

Stephen Kent Marlowe

Stephen Kent Marlowe

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Debra Renee Derra and Stephen Kent Marlowe**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 15, 2023.

ROSE AMBERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rose A

Notary Public

My Commission Expires: 11-6-2024

EXHIBIT A

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 59 on the Plan of Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 59 fronts 100 feet on the northerly side of Burton Avenue and runs back between parallel lines 162.5 feet to a dead line.

Being the same property conveyed to Bill J. Derra and wife, Debra Renee Derra (a/k/a Debra Renée Marlowe), from Bill J. Derra by deed of record in Book 10638, Page 557, Register's Office for Davidson County, Tennessee. Bill J. Derra having subsequently died on September 11, 2006, and Debra Renee Derra having become sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1602 Burton Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 March 15, 2023.

Affiant Signature

3/21/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, March 21, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY