THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645055

Karen Johnson Davidson County
Batch# 1026666 DEEDWARR
07/14/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230714-0054222

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$325,000.00~~

Affiant

Subscribed and sworn to before me, this 12th day of July, 2023.

Notary Public
My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody Allen and Caitlin Paige Allen and Mildred Ann White 259 Duling Avenue Madison TN 37115	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	Tax Parcel ID No. 043-09-0-242.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elisabeth Kathryn Small and Prentice Carl Marsh, Trustees of the PCMEKS Marital Trust, dated January 3, 2022** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cody Allen and Caitlin Paige Allen, a married couple, and Mildred Ann White, a widow, as Joint Tenants with Right of Survivorship**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 25 feet on the Westerly half of Lot 31, Block "B" and the Easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, said parts of Lot 31 front together 75 feet on the Northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to PRENTICE C. MARSH AND ELISABETH K. SMALL, HUSBAND AND WIFE, by deed from JOSEPH SPICER AND JUANITA SPICER, HUSBAND AND WIFE, of record in Instrument No. 20201223-0153004 , dated December 21, 2020 , said Register's Office.

Being further conveyed to PCMEKS MARITAL TRUST, by quitclaim deed from PRENTICE C. MARSH JR. AND WIFE, ELISABETH K. SMALL, of record in Instrument No. 20220112-0004288, dated January 3, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 043-09-0-242.00.

Matters shown on the Plan of record in Plat Book 843, page 82, said Register's Office.

This is improved property located at 259 Duling Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2023.

The PCMEKS Marital Trust

By: Elisabeth Kathryn Small, Trustee

By: Prentice Carl Marsh, Trustee

STATE OF ~~TENNESSEE~~ NH DB)
COUNTY OF ~~DAVIDSON~~ Merrimack DB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisabeth Kathryn Small and Prentice Carl Marsh, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the PCMEKS Marital Trust dated January 3, 2022, and are authorized by the Trust Agreement to execute this instrument on the Trusts behalf and who further acknowledged that they executed this instrument for the purposes stated therein.

Witness my hand, at office, this 12th day of July, 2023.

Notary Public

My Commission Expires: 02/16/2027

STATE OF NEW HAMPSHIRE NOTARY PUBLIC

DORIS A. BURNETT
My Commission Expires
February 16, 2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of July, 2023.

12

Affiant Signature
Date 7-14-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024