Karen Johnson Davidson County
Batch# 1081281 DEEDQC
12/12/2023 01:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231212-0095764

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Karras Marshall, married** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Karras Marshall and Michelle Marshall, a married couple** (Grantees), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Forest Cove, Phase 1, a Planned Unit Development, of record in Plat Book 7900, Page 754, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Karras Marshall herein by Warranty Deed of record at Instrument Number **20050715-0082258** in Register's Office for Davidson County, Tennessee

IN TESTIMONY WHEREOF I/we have executed this instrument the 12th day of **December, 2023.**

Karras Marshall
Karras Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Karras Marshall**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 12th day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**1405 Cane Ct., Nashville, TN 37217**
TAX PARCEL NO.:	**149-12B-13**
PROPERTY OWNER:	**Karras Marshall and Michelle Marshall**
OWNER'S ADDRESS:	**1405 Cane Ct., Nashville, TN 37217**
MAIL TAX BILLS TO:	**Truist**
	P.O. Box 92370, Rochester, NY 14692

Certificate of Authenticity

I, Holly A. Mason, 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 December 12, 2023.

Affiant Signature

12/12/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of December, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026