Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
5141 Virginia Way, Suite 220
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1081877 DEEDQC
12/14/2023 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231214-0096682

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of Owner:	Send Tax Bills To:	Map and Parcel No.
Peggy R. Marshall	Peggy R. Marshall	156050A05100CO
1112 Smokewood Way	1112 Smokewood Way	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Peggy R. Marshall, a single woman** ("Grantor") hereby quitclaims, conveys and transfers unto **Charles Jarrod Marshall**, a 50% interest as Tenant in Common, and **Chad E. Marshall**, a 50% interest as Tenant in Common, ("Grantees") all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows, *reserving to herself a life estate and a general power of appointment in which she is able to appoint the property in whole or in part to herself and/or her estate or any trust created by her or her estate including the power to encumber, mortgage, sell or transfer the property or the proceeds thereof to any person, including herself, without the permission of the Grantees*. The general power of appointment shall terminate upon the death of the Grantor.

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Harpeth Village PUD Subdivision, Section 2, Phase 1, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants Conditions and Restrictions for Harpeth Village PUD, of record in Instrument No. 20090123-0006190, 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 **Peggy R. Marshall, a single woman**, by Warranty Deed, from **Danco Development, Inc. DBA Franklin Heritage Homes**, dated November 12, 2013, of record in Instrument No. 20131114-0117982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1112 Smokewood Way, Nashville, TN 37221**.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 14th day of December 2023.

Peggy R. Marshall

Peggy R. Marshall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Peggy R. Marshall** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December 2023.

Notary Public

My Commission Expires:
02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Peggy R. Marshall

Affiant

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

Notary Public

My Commission Expires:
02/07/2026

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Aaron B. Morales**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the orignal document executed and authenticated according to law on

December 14, 2023.

Affiant Signature

December 14, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of December 2023.

Notary's Signature

My Commission Expires: 02107/2026

Notary's Seal:

