After recording return to:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2021532

Karen Johnson Davidson County
Batch# 1100988 DEEDQC
02/14/2024 09:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240214-0010209

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 075 07 0 090.00

QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS INDENTURE made and entered into on this 8 day of February, 24, by and between **CHRISSA Y. BATES, AN UNMARRIED WOMAN,** residing at 4437 Baton Rouge Drive, Nashville, TN 37076, and **JERRY G. MARSHALL, A MARRIED MAN,** residing at 1101 Somerset Drive, Lebanon, TN 37090, hereinafter referred to as Grantor(s) and **CHRISSA Y. BATES, AN UNMARRIED WOMAN,** residing at 4437 Baton Rouge Drive, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4437 Baton Rouge Drive, Nashville, TN 37076

Being the same property conveyed to the Grantor in a Deed recorded March 21, 2011 under Instrument Number 20110321-0021679 in the Register's Office of Davidson County, Tennessee.

The property conveyed in this Deed is not the primary residence or homestead property of the Grantor Jerry G. Marshall or his spouse.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jerry G Marshall
JERRY G. MARSHALL

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JERRY G. MARSHALL**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 8 day of February, 20 24.

Notary Public

My Commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Chrissa Y Bates

CHRISSA Y. BATES

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHRISSA Y. BATES**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 8 day of February, 20 24.

Notary Public

My Commission expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Chrissa Y Bates
Affiant

Print Name: Chrissa Y Bates

STATE OF TN
COUNTY OF Wils

Subscribed and Sworn to before me this 8 day of Feb, 2024.

Notary Public
My Commission Expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Name and address for person(s) responsible for taxes:
Chrissa Y. Bates
4437 Baton Rouge Drive
Nashville, TN 37076

Name and address of property owner:
Chrissa Y. Bates
4437 Baton Rouge Drive
Nashville, TN 37076

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 194, PLAN OF TULIP GROVE, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 12, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel ID Number: 075 07 0 090.00

Property commonly known as: 4437 Baton Rouge Drive, Nashville, TN 37076

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 February 8, 2024 (date of document)

Affiant Signature - Angelia Webb
Date: February 13, 2024

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 13th day of February, 2024.

KENDRA D GREENE - NOTARY PUBLIC
STATE OF OHIO

Notary Public

My Commission Expires: 07/24/2024

Notary Seal