****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1147311 DEEDQC
06/14/2024 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240614-0044712

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

ADDRESS OF NEW OWNER:
Jason Marsden
416 Scott Avenue
Nashville, TN 37206

Michelle Pappas
AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me
this 14th day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 6-27-26

BLAKE SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel:
083-02-0-268.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Christy Hicks, formerly known as Christy Marsden,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Jason Marsden, an unmarried man,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 14th day of June, 2024.

Christy Hicks,
f/k/a Christy Marsden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Christy Hicks, f/k/a Christy Marsden**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2024.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Wheeler Heights of record in Plat Book 1424, Page 80, 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 Jason Marsden and Christy Marsden, husband and wife, by Warranty Deed from Kenneth M. Spring and Emily Lynn Spring, husband and wife, of record in Instrument No. 20160119-0004950, Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded January 19, 2016.

This property is commonly known as 416 Scott Avenue, Nashville, TN 37206.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/14/24 (date of document).

Affiant Signature

6/14/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON