Karen Johnson Davidson County
Batch # 1234209 DEEDQC
02/05/2025 08 22 57 AM 2 pgs
Fees $12 00 Taxes $0 00
20250205-0008602

This Document Prepared By:
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From information furnished by the parties
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:
Christopher Allen Marsh, as Trustee
130 Dodge Drive
Nashville, Tennessee 37215

Map Parcel No.
119-030-075.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, CHRISTOPHER A. MARSH, the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to CHRISTOPHER ALLEN MARSH, as Trustee of THE CHRISTOPHER MARSH LIVING TRUST, U/A dated January 31, 2025 and any amendments thereto, the GRANTEE,

Whose mailing address is 7012 Timberlake Drive, Murfreesboro, Tennessee 37129;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee·

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northeasterly margin of Dodge Drive at the corner of Lots 58 and 59; thence with the line between said lots, northeasterly 272.3 feet to a point in the westerly line of the property conveyed to the State of Tennessee by deed of record in Book 3372, page 37; thence with said property line north 3 deg. 30' west 63 feet to a point in the northerly line of Lot No. 59; thence with the same, north 83 deg. 11' west 33.3 feet to a point, a corner of Reserved Parcel "B"; thence with the line between said Reserved Parcel and Lot No. 59, southwesterly 280.3 feet to a point in the northeasterly margin of Dodge Drive; thence with the margin of the same southeasterly 75 feet to the beginning.

Being the same property conveyed to Christopher A. Marsh, unmarried, by Warranty Deed from Helen L. Miracle, unmarried, of record in Record Book 11611, Page 561, Instrument Number 00011611-0000561, Register's Office for Davidson County, Tennessee.

This is improved property, known as 130 Dodge Drive, Nashville, Tennessee 37215;

Statement required by T.C.A. 66-24-121· The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T C A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 31st day of January, 2025.

CHRISTOPHER ALLEN MARSH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, CHRISTOPHER ALLEN MARSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 31st day of January, 2025.

NOTARY PUBLIC

My commission expires August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD