Karen Johnson Davidson County
Batch# 1235798 DEEDQC
02/10/2025 12:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250210-0009899

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 7 day of February, 2025.

Notary Public

My commission expires: 10/24/2028

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joanne Marsan & Rachel Lynn Schult	**NEW OWNER**	032.00-0-013.00
4240 Brick Church Pk.		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Joanne Marsan,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Joanne Marsan and Rachel Lynn Schult, as tenants in common with right of survivorship,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, beginning at a spike in the center of Brick Church Pike, same being the northeasterly corner of the property conveyed to Gerald D. Clinard and wife, JoAnne L. Clinard by deed of record in Book 2932, page 474, Register's Office for Davidson County, Tennessee,; thence with said Clinard's northerly line N 61 deg. W 210 feet to a point; thence N 29 deg. E 300 feet to an iron pin; thence S 61 deg. E 210 feet, more or less, to a point in the center of said Brick Church Pike; thence with the center of the same, S 23 deg. W 300 feet more or less to the beginning.

Being the same property conveyed to Joanne Marsan and Richard Marsan by Warranty Deed from Carrie A. Crawford and Robert D. Crawford dated April 8, 2022, of record in Instrument No. 20220418-0043881, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Richard Marsan and Joanne Marsan continued uninterrupted until the death of Richard Marsan on July 28, 2022, leaving Joanne Marsan the sole surviving tenant by the entirety.

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This is improved property commonly known as 4240 Brick Church Pike, Whites Creek, TN 37189.

WITNESS my/our hands this 6 day of February, 2025.

Joanne Marsan

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joanne Marsan,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 6 day of Febuary, 2025.

My commission expires: 11-12-2027

NOTARY PUBLIC

JADE ZUNIGA
Notary Public - California
Contra Costa County
Commission # 2471117
My Comm. Expires Nov 12, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/6/2025 (date of document).

Jennifer Russell
Affiant Signature

2/7/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of February 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

