Karen Johnson Davidson County
Batch# 1240687 DEEDQC
02/26/2025 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250226-0014086

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Seth England and Rakiyah Marshall England, Co-Trustees 113 West Tyne Drive Nashville, TN 37220	Same	146 15 0 160.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SETH ENGLAND and wife, RAKIYAH MARSHALL ENGLAND a/k/a RAKIYAH MARSHALL (collectively, the "Grantor"), hereby quitclaim and convey to SETH ENGLAND and RAKIYAH MARSHALL ENGLAND, CO-TRUSTEES OF THE 113 WEST TYNE DRIVE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of their right, title and interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 617 Rochelle Drive, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30 day of MAY, 2024.

SETH ENGLAND

RAKIYAH MARSHALL ENGLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, SETH ENGLAND, 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, as of this 30TH day of MAY, 2024.

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, RAKIYAH MARSHALL ENGLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 30TH day of MAY, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 30TH day of MAY, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Haileywood Estates, Section II, of record in Book 2331, Page 81, Register's Office for Davidson County, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Seth England and Rakiyah Marshall, Joint Tenants with the Right of Survivorship by Warranty Deed from Hayden Young and Kaycee Young, husband and wife, dated January 17, 2024 of record in Instrument No. 20240117-0003809, Register's Office for Davidson County, Tennessee.

36424763.3

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 30, 2024 (date of document).

Affiant Signature

02/25/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of February, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026