This Instrument prepared by and after recording return to:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1240854 DEEDQC
02/26/2025 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014327

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Joseph P. Garner & LaCoya T. Garner 309 Marshall St. Nashville, TN 37207	**071-11-0-119.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH GARNER** (hereinafter "Grantor"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **JOSEPH P. GARNER and LACOYA T. GARNER, HUSBAND AND WIFE** (hereinafter "Grantees"), their heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 47 on the Plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.
>
> Said property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to JOSEPH GARNER, a married man, by deed from PATRICIA MONYEI, a single woman, and ROBERT SMITH, a married man, of record in Instrument Number 20211203-0160475 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 309 Marshall Street, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 17 day of February, 2025.

GRANTOR:

Joseph Garner

JOSEPH GARNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JOSEPH GARNER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of February, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Joseph Garner

Affiant

Subscribed and sworn to before me,
this 17th day of February, 2025.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 17, 2025.

Affiant Signature

2/17/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of February, 2025.

Notary's Signature

My Commission Expires: 9/7/2026

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY