Karen Johnson
Batch # 1289737
06/25/2025 08:28:41 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250625-0049863

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Dennis M. Marsh, and wife, Tracy N. Marsh, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Dennis M. Marsh and Tracy N. Marsh, as Trustees of the Dennis & Tracy Marsh Family Living Trust 2025, dated June 19th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Lindsley Home Place, as of record in Chancery Book 2, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Dennis M. Marsh and spouse, Tracy N. Marsh, from Allison Harvey, unmarried, by Warranty Deed on May 16, 2012, and recorded on May 22, 2012, Instrument No. 20120522-0044475, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1504 Lillian Street, Nashville, TN 37206.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 19th day of June, 2025.

Grantors:

Dennis M. Marsh

Tracy N. Marsh

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Dennis M. Marsh and Tracy N. Marsh, as Trustees of the Dennis & Tracy Marsh Family Living Trust 2025, 1504 Lillian Street, Nashville, TN 37206	Dennis M. Marsh and Tracy N. Marsh, as Trustees of the Dennis & Tracy Marsh Family Living Trust 2025, 1504 Lillian Street, Nashville, TN 37206	**08313044400**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dennis M. Marsh and Tracy N. Marsh to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 19th day of June, 2025.

Notary Public

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Dennis M. Marsh and Tracy N. Marsh, as Trustees of the Dennis & Tracy Marsh Family Living Trust 2025, dated June 19th, 2025.
Address: 1504 Lillian Street, Nashville, TN 37206.

Grantee:

Dennis M. Marsh, as Trustee of the Dennis & Tracy Marsh Family Living Trust 2025, dated June 19th, 2025.

Tracy N. Marsh, as Trustee of the Dennis & Tracy Marsh Family Living Trust 2025, dated June 19th, 2025.

Subscribed and sworn to before me this 19th day of June, 2025.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028