Name and Address of New Owner:
Bessie Lee Marshall
344 Larkin Springs Road, Madison, Tennessee 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike, Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1292420 DEEDQC
07/01/2025 01:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250701-0051891

Map & Parcel No: 052-03-0-061.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bessie Lee Marshall, a single woman, Barry Payne, a married man, and Latrice Baxer, a married woman,** "the Grantors," convey and quitclaim unto **Bessie Lee Marshall, a single woman,** "the Grantees," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in the 11th, formerly the 19th, Civil District of said County, described according to a survey made by Harvey Gee, Surveyor, January 5, 1950, as follows:

Beginning at a point in the easterly margin of a ten-foot strip given by John T. Marshall for a road, said point being in the western boundary line of a tract of land conveyed to C. U. Coggin at the intersection of the western boundary line of said Coggin tract and the northern boundary line of a tract of land conveyed to Charlie Bell; thence with the northern boundary line of said Bell's tract of land, north 86° 41' west 399.2 feet to an iron pin; thence north 2° 44' east 226.5 feet; thence south 66° 04' east 216.7 feet to an iron pin; thence north 36° 45' east 164.8 feet to an iron pin; thence south 68° 51' east 101.5 feet to a point in the eastern margin of said road and western boundary line of said Coggin tract of land, south 0° 56' west 260 feet, more or less, to the beginning, containing 1.9 acres, more or less.

Being the same property conveyed to John Thomas Marshall and wife, Myra Marshall, by Warranty Deed from Rebecca Wilson Beard, Jinnie Wilson Kittrell, Roy K. Wilson, Sallie Wilson Scruggs, Pilmore Wilson, Burk Wilson, Mary Wilson Winters, and Myra Wilson Marshall, in Book 27, Page 467, Register's Office for Davidson County, Tennessee, dated January 18, 1950 and recorded February 10, 1950.

Said John Thomas Marshall died on or about September 23, 1956, leaving Myra Marshall as the surviving tenant by the entirety. Said Myra Marshall died intestate on or about October 1, 1964, survived by her daughters, Peggy Payne, Dororthy Leggs, and Bessie Lee Marshall. Said Peggy Payne intestate died on or about April 2, 2021, survived by her sisters, Dorothy Leggs and Bessie Lee Marshall. Said Dorothy Leggs died intestate on or about December 27, 2024, survived by her children, Barry Payne and Latrice Baxter. See Affidavit of Heirship of record in Instrument No. 202507010051889 recorded simultaneously herewith. 202507010051890

This property is not a marital residence and, as such, is not subject

to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-301 et seq or another similar statute.

Being the improved property known as 344 Larkin Springs Road, Madison, Tennessee 37115.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 27th day of June, 2025.

Bessie Lee Marshall (SEAL)
Bessie Lee marshall (AH) BLM

Barry A. Payne (SEAL)
Barry Payne

(SEAL)
Latrice Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2025, before me personally appeared ~~Bessie Lee,~~ Bessie Lee marshall (AH) Barry Payne, Latrice Baxter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand, at office, this 27th day of June, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6.27.25.

Affiant Signature 6.27.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

