Karen Johnson Davidson County
Batch # 1297560 DEEDQC
07/14/2025 02:13:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250714-0055358

THIS INSTRUMENT WAS PREPARED BY:
Martin Sir & Associates
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Sent Tax Bills to:	Map-Parcel
Cynthia Cottrill Marron 4928 Aquatic Road Nashville, TN 37211	Cynthia Cottrill Marron 4928 Aquatic Road Nashville, TN 37211	147 16 0 016.00

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409 (a) (3) (E) and is executed in accordance with the terms and conditions in the Marital Dissolution Agreement in that certain case styled Cynthia Cottrill Marron v. Kevin Michael Marron, Docket No. 25D-254, in the Third Circuit Court for Davidson County, Tennessee.

Accordingly, Kevin Michael Marron ("Grantor") does hereby quitclaim unto Cynthia Cottrill Marron ("Grantee"), her successors, heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Whispering Hills, Section 5, of record in Plat Book 3300, page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin Marron and Wife, Cynthia Marron by deed from Lee Bryant Riley and Wife, Rachel M. Riley, of record in Instrument #20090827-0080673, said Register's Office.

This conveyance is subject to (a) 2025 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 11, said Register's Office; (c) restrictive covenants of record in Instrument #20030908-0130693 said Register's Office; and (d) easement of record in Book 6346, page 579, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY

MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1 day of July, 2025.

Kevin Michael Marron

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Michael Marron, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2025.

Notary Public

DHARAM PAL GOYAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 11, 2026

My Commission Expires: 01/11/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the certain case styled Cynthia Cottrill Marron v. Kevin Michael Marron, Docket No. 25D-254, in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Cynthia Cottrill Marron

Sworn to and subscribed before me, this 2 day of July, 2025.

Notary Public

JOSEPH R. SAMUELS JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: Nov. 8, 2027