QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1306146 DEEDQC
08/05/2025 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250805-0062120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-27

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JASON D. CONATSER	**SAME**	
(NAME) **4887 Little Marrowbone Road**	(NAME)	**037-045.00 AND 037-058.00**
(ADDRESS) **Ashland City, TN 37015**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **TIFFANY D. CONATSER, A MARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **JASON D. CONATSER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND LOCATED IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TWO TRACTS OF LAND DESCRIBED AS FOLLOWS:

TRACT NO. 1:
BEGINNING IN THE CENTER OF LITTLE MARROWBONE ROAD AT THE NORTHWEST CORNER OF CHAS. L. HUTTON'S PROPERTY; RUNNING THENCE WITH SAID CENTERLINE, NORTH 71 DEGREES EAST, 68 FEET TO A POINT OPPOSITE THE CENTERLINE OF HIGDON ROAD; THENCE, NORTH 68 DEGREES EAST, 45 FEET TO A SPIKE; THENCE, SOUTH 17 DEGREES EAST, 424 FEET TO THE CENTERLINE OF LITTLE MARROWBONE CREEK; THENCE WITH THE CENTERLINE, SOUTH 64 DEGREES WEST, 112 FEET; THENCE WITH HUTTON'S LINE, NORTH 17 DEGREES WEST, 428 FEET TO THE BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS.

TRACT NO. 2:
BEGINNING IN THE CENTERLINE OF LITTLE MARROWBONE ROAD AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO EARA LEA CARNEY INGRAM BY DEED OF RECORD IN BOOK 4162, PAGE 962; THENCE RUNNING IN A NORTHEASTERLY DIRECTION WITH THE CENTERLINE OF SAID LITTLE MARROWBONE ROAD 204 FEET, MORE OR LESS, TO A POINT; THENCE LEAVING SAID LITTLE MARROWBONE ROAD AND RUNNING SOUTHEASTWARDLY ALONG THE LINE WITH WM. F. TRAIL A DISTANCE OF 365 FEET, MORE OR LESS, TO THE CENTERLINE OF LITTLE MARROWBONE CREEK; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID LITTLE MARROWBONE CREEK, 204 FEET MORE OR LESS TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF INGRAM; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE COMMON LINE WITH INGRAM 428 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JASON D. CONATSER AND TIFFANY D. CONATSER, HUSBAND AND WIFE, BY WARRANTY DEED FROM NANCY LECHIARA AND STEPHEN LECHIARA, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NO. 20150629-0062052, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JUNE 26, 2015, AND RECORDED ON JUNE 29, 2015.

This is Improved Property commonly known as: 4887 Little Marrowbone Road, Ashland City, Tennessee 37015.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 5 day of AUGUST, 2025.

Tiffany Conatser

TIFFANY D. CONATSER

STATE OF TN

COUNTY OF DAVIDSON

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Tiffany D. Conatser, the within named bargainor, to me known (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, this 5 day of AUGUST, 2025.

Notary Signature

My commission expires: 3.2.27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **August 5, 2025**.

Date

Affiant Signature

August 5, 2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **5th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027