Karen Johnson
Batch # 1327806
09/29/2025 10:45:20 AM
Fees $22.00 Taxes $0.00
Davidson County
DEEDQC
4 pgs
20250929-0077262

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 26 day of September, 2025. _____ Notary Public My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

QUITCLAIM DEED

Address New Owner: Paul Marshall and Barbara Marshall 4977 Toney Carroll Road Ashland City, TN 37015	Send Tax Bills To. New Owner	Tax Information. 057 00 0 103.00 057 00 0 115.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Paul Marshall also known as Paul H. Marshall and Barbara Marshall, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Paul Marshall and Barbara Marshall, husband and wife,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the land shown on the attached "Exhibit A".

This conveyance is made for the purpose of combining parcels 057 00 0 103.00 and 057 00 0 115.00 into one Map/Parcel.

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

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of September 2025

Paul Marshall AKA Paul H. Marshall

Barbara Marshall

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Paul Marshall AKA Paul H. Marshall and Barbara Marshall**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 24 day of September 2025.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

EXHIBIT A

Parcel 057 00 0 103.00:
Being a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel Id of 05600010300 of said County Said parcel being the Blachon, Gregoire S. & Fitzpatrick, Katherine L. property as recorded in Sale Instrument Number DB20160729 0078614 at the Register's Office of Davidson County, Tennessee (RODCT) Said parcel can be generally described as lying West of Sulphur Creek Road, East of Old Hickory Blvd, South and adjacent to Toney Carroll Road, and can be more specifically described as follows.

Beginning at a 1/2" iron pin found on the South side of Toney Carroll Road. Said iron pin being the Northwest corner of the herein described parcel of land and a point in the Eastern boundary line of the Marshall, Paul H. & Barbara boundary as recorded in Sale Instrument No. QC-20170302 0020738 RODCT. Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692905.60 and an Easting of 1704508.67 and lying N82°33'49"E a distance of 4,236.3' from the centerline intersections of Toney Carroll Road and Old Hickory Boulevard. Said pin further being a point in the Western boundary line of the Lisa Gail Waffird property as recorded in Sale Instrument No QC-20030827 0124202 RODCT

Thence, leaving said Marshall boundary with said Waffird the following four calls: N65°33'42"E a distance of 100.11' to a found iron pin capped "Wright" at the base of a fence post;

Thence, N56°00'48"E a distance of 196.15' to a found 3/4" pipe,

Thence, S36°06'32"E a distance of 633.56' to a found iron pin stuck in a hole where a tree once stood,

Thence, S85°15'04"W a distance of 649.95' to a found iron pin Said iron pin being the Southeast corner of said Marshall boundary and a point in the Northern boundary line of the Geist Family Revocable Living Trust Agreement as recorded in Sale Instrument No. QC-20140926 0088982 RODCT.

Thence, leaving said Geist boundary with said Marshall Eastern boundary line N02°50'20"E a distance of 415 11' to the Point of Beginning. Containing 225,323.6 square feet or 5.17 acres, more or less. Together with and subject to any easements, conveyances, covenants, and right of ways that are of record and not of record This description was written by Joshua A. Meeks (RLS # 2790) of Meeks Land Surveying and is based on a boundary survey of the surrounding properties dated June 25, 2017.

Being the same property conveyed to Paul Marshall and Barbara Marshall, husband and wife by Warranty Deed from Gregoire S. Blachon and Katherine L. Fitzpatrick, tenants in common with rights of survivorship of record in Instrument No 20191024-0109029, Register's Office of Davidson County, Tennessee.

Parcel 057 00 0 115.00:

BEGINNING at an iron pin at the base of a 12-inch hickory, said pin being the Southwest corner of the property conveyed to Toney Carroll, Sr and wife, Lillie Carroll, by deed from Leona Johnson Tompkins, Elizabeth Johnson Hardin, Mary Johnson Robinson, Rosie Lee Johnson Bowers, Minnie Marie Johnson Dowdy, Sarah Juanita Young Martin, and Kathryn Loretta Young Wilson, of record in Book 4149, Page 257, of the Register' s Office of Davidson County, Tennessee;
THENCE, South 4 deg. 19 min. 48 sec. East 781.0 feet to an iron pin:
THENCE, North 57 deg. 31 min. West, 520.0 feet to an iron pin at the center of the ridge,
THENCE, South 75 deg. 00 min. West, 200.00 feet to an iron pin;
THENCE, due West 80.66 feet to an iron pin on the West side of the hill;
THENCE, North 4 deg. 19 min. 48 sec. West, 490.11 feet to a spike in the centerline of a dirt road leading to the Toney Carroll, Sr. property;
THENCE, with the centerline of said dirt road, the following calls
North 74 deg. 40 min. 32 sec, East, 106.73 feet to a point; thence North 59 deg. 23 min 07 sec. East, 188.97 feet to a point; thence North 43 deg. 40 min 48 sec East, 121.17 feet to a point, thence North 32 deg 38 min 10 sec East, 61.74 feet to a point; thence North 10 deg. 37 min. 12 sec East, 45 84 feet to a point; thence North 14 deg 49 min 04 sec. East, 36.31 feet to a point; thence North 42 deg 59 min. 38 sec East, 44 50 feet to a point; thence North 50 deg. 39 min. 34 sec East, 102.56 feet to a point; thence North 60 deg. 04 min. 52 sec East, 82.32 feet to a point, thence North 55 deg. 54 min. 02 sec. East 89.79 feet to a fence post on the South margin of said road, THENCE, South 3 deg 29 min. 21 sec. East, 51.08 feet to an iron pin; THENCE, South 4 deg. 19 min. 48 Sec. East, 420 84 feet to the point of BEGINNING, containing 12.33 acres, more or less, according to the survey of William Martin Keel, RLS, dated April 23, 1985, Job No. 1423.

TOGETHER WITH beneficial easement rights of ingress and egress established in that certain deed of record in Book 1041, page 184, said Register's Office.

Being the same property conveyed to Paul H Marshall and Barbara Marshall, husband and wife from Gwen Renee Huffman and husband, Richard W Hall by Warranty Deed recorded in Instrument No 20170302-0020738, Register's Office of Davidson County, Tennessee.