Karen Johnson
Batch # 1327807
09/29/2025 10 46 38 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250929-0077263

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 DAVIDSOI The actual consideration for this transfer is. $-0-. Affiant Subscribed and sworn to before me, this 26th 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: 047 00 0 123 00 057 00 0 038.00

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 047 00 0 123.00 and 057 00 0 038 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 26th 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 26th 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 047 00 0 123.00:
Being a parcel of land lying in the 1st Council District of Davidson County, Tennessee as shown as Parcel Number 04700012300 of said county. Said parcel being the Lisa Gail Waffird property as recorded in Sale Instrument Number QC-20030827 0124202 at the Register's Office of Davidson County, Tennessee (RODCT) Said parcel can be generally described as lying East of Old Hickory Boulevard, South and West of Sulphur Creek Road, North of Toney Carroll Road and can be more specifically described as follows

Beginning at a point in the center of a dirt road (Toney Carroll Road) Said point being the Southwest corner of the herein described parcel of land and a corner to the Paul H. & Barbara Marshall property as recorded in Sale Instrument Number DB-20170816 083832 RODCT Said point further lying in the Eastern boundary line of the Dustin M & Kyah A. Hillis property as recorded in Sale Instrument Number DB-20200804 0086232 RODCT. Said point further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692962.22 and an Easting of 1704510.69.

Thence, leaving said Hillis with said Marshall's Western boundary line the following nine calls:
N51°18'34"E a distance of 59.92' to a point;
Thence, N62°36'19"E a distance of 125 11' to a point,
Thence, N70°15'08"E a distance of 50.61' to a ½" iron pin capped "Meeks 2790",
Thence, N67°38'41"E a distance of 49.37' to a ½" iron pin capped "Meeks 2790";
Thence, N47°04'13"E a distance of 118.44' to 36" Poplar tree;
Thence, N31°29'57"E a distance of 174.74' to a ½" iron pin capped "Meeks 2790";
Thence, N61°31'15"W a distance of 152.33' to a found ½" iron pin;
Thence, N53°18'44"E a distance of 200.00' to a point;
Thence, N50°06'16"W a distance of 580 00' to a point in the Eastern boundary line of said Hillis Said point being the Northernmost corner of the herein described parcel of land. Said point further lying S00°22'47"W a distance of 34.07' from a found pin marking a corner to said Hillis boundary

Thence, leaving said Marshall with said Hillis the following two calls: S00°22'47"W a distance of 837.64' to a found ½" iron pin; Thence, S03°21'25"W a distance of 87 22' to the point of beginning Containing 246,137.52 square feet or 5.65 acres, more or less. Together with and subject to any easements, covenants, conveyances, right of ways, and/or restrictions that are of record and not of record. This description was written by Joshua A. Meeks (TN RLS # 2790) of Meeks Land Surveying and is based on a survey conducted 6/25/2017

Being the same property conveyed to Paul Marshall and Barbara Marshall, husband and wife from Lisa Gail Waffird by Warranty Deed of record in Instrument No 20230117-0003645, Register's Office of Davidson County, Tennessee.

Parcel 057 00 0 038.00:
Being a portion of a parcel of land lying in the 1st Council District of Davidson County,

Tennessee as shown as Parcel number 05700003800 of said county tax map. Said portion being the Lisa Gail Waffird property as recorded in Sale Instrument number QC-20030827 0124202 at the Register's Office of Davidson County, Tennessee (RODCT) Said parcel can be generally described as lying East of Old Hickory Boulevard, South of Sulphur Creek Road, East and adjacent to Tony Carroll Road and can be more specifically described as follows.

Commencing at a found (1/4)" Iron Rebar in the East boundary line of the Luciano, LLC property as recorded in Sale Instrument Number (SIN) DB-20151013 0104257 RODCT and further being a Southern boundary of the Lisa Gail Waffird property as recorded in SIN QC-20030827 0124202 RODCT. Said pin having Tennessee State Plane Coordinates (TSPC) (North American Datum 1983/Grid North) with a Northing of 693049.29 and an Easting of 1704515.80 and further lying N80°39'40"E a distance of 4,264.24 feet from the centerline Intersections of Old Hickory Boulevard and Tony Carroll Road.

Thence, with said Waffird boundary N28°28'44"E a distance of 442.60 feet to a point,

Thence, S61°31'16"E a distance of 90.00 feet to a (1/2)" iron pin marking the True Point of Beginning:

Thence, continuing with said Waffird boundary N53°18'44"E a distance 'of 200 00 feet to a point

Thence, N50°06'16"W a distance of 580.00 feet to a point in the Eastern boundary line of said Luciano property. Said point being the Northern corner of said Waffird boundary.

Thence, leaving said Waffird with said Luciano N00°22'47"E a distance of 34.07 feet to a found iron pin (capped "SEA") and having TSPC with a Northing of 693920.98 and an Easting of 1704521 58 Said pin further being the Northwest corner of the herein described parcel of land

Thence, continuing with said Luciano S88°21'22"E passing through a found iron pin (capped "SEA") at 435 73 feet for a total distance of 677.19 feet to a found (1/2)" rebar. Said rebar marking the Northeast corner of the herein described parcel of land and being a point in the Southern boundary line of the Walker, Charlotte Rose et al Trust property as recorded in SIN QC-20000310 0025121 RODCT Said pin further having TSPC with a Northing of 693901.55 and an Easting of 1705198.49. Said pin further being the Northwest corner of the Sampson, Barbara J. W. & Wesley C. property as recorded in SIN QC-00011212 0000533 RODCT.

Thence, leaving said Walker with said Sampson boundary S01°45'03"W a distance of 1,450 03 feet to a point. Said point marking the Southeast corner of the herein described parcel of land and further lying N86°39'58"W a distance of 1,200.00 feet from a found iron pin capped "Jenkins". Said point further marking the Southwest corner of the Blachon, Gregoire S. & Fitzpatrick, Katerine property as recorded in SIN DB-20160613 0059618 RODCT. Said point further being a point in the Northern boundary line of the Geist Family Revocable Living Trust Agreement property as recorded in SIN QC-20140926 0088982 RODCT

Thence, leaving said Blachon boundary with said Geist boundary N86°39'58"W a distance of

667 11 feet to a (1/2)" ıron pin found. Said pin marking the Southwest corner of the Blachon, Gregoıre S. & Fitzpatrick, Katherıne property as recorded in SIN DB-20160729 0078614 RODCT and the Southeast corner of the Marshall, Paul H. & Barbara property as recorded ın SIN QC-20170302 0020738 RODCT.

Thence, leavıng said Marshall and Geıst boundaries with said Blachon the following four calls: N85°15'04"E a distance of 649.95 feet to a found (1/2)" iron pın in an old stump hole Saıd pin marking the Southeast corner of said Blachon boundary

Thence, N36°06'32"W a distance of 633 56 feet to a found 3/4" pipe.

Thence, S56°00'48"W a distance of 196.15 feet to a found iron pin (capped "Wright").

Thence, S65°33'42"W a dıstance of 100 11' to a found (1/2)" iron pin in the Eastern boundary lıne of saıd Marshall property.

Thence, leaving said Blachon wıth said Marshall N01°29'08"E a distance of 42.32 feet to a 6" Post. Said post marking the Northeast corner of said Marshall boundary and the Southeast corner of said Luciano boundary.

Thence, with said Lucıano N03°21'25"E a dıstance of 14.33 feet to a point where the centerline of an undeveloped road meets the boundary of saıd Lucıano property

Thence, wıth said center line and two New Severance Lines the following calls: N51°18'34"E a dıstance of 59.92 feet;

Thence, N62°36'14"E a distance of 125.11 feet,

Thence, leavıng said center line with five New Severance Lines: N70°15'18"E a distance of 50 61 feet to a set iron pin;

Thence, N67°38'45"E a distance of 49.37 feet to a set iron pin;

Thence N47°04'08"E a distance of 118 44 feet to a 36" Poplar tree;

Thence, N31°29'57"E a distance of 174 47 feet to a (1/2)" iron pin set;

Thence, N61°31'16"W a dıstance of 152.33 feet to the Point of Beginning Containing 486,046.5 square feet or 11.16 acres, more or less. Property is subject to any easements, covenants, conveyances, 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 ıs based off a survey conducted on 6-25-2017.

Being the same property conveyed to Paul H. Marshall and Barbara Marshall from Lisa Gail Waffird, unmarried by Warranty Deed of record ın Instrument No. 20170816-0083832, Register's Office of Davıdson County, Tennessee.