Karen Johnson
Batch # 1341598
11/03/2025 12.32 56 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251103-0087381

DOCUMENT PREPARED BY:
PATRICK, BEARD, SCHULMAN & JACOWAY, P.C.
SUITE 300, MARKET COURT
537 MARKET STREET
CHATTANOOGA, TENNESSEE 37402

QUITCLAIM DEED

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:
John C. Marsh and Catharine O. Marsh, co-trustees of the John C. Marsh and Catharine O. Marsh Joint Community Property Trust	Same
150 Providence Road	
Fayetteville, TN 37334	
TAX MAP PARCEL NUMBER: 103 15 0B 083.00 CO	

THIS INSTRUMENT is made and entered into by and between John C. Marsh and wife, Catharine O. Marsh, residents of the State of Tennessee ("Grantors") and John C. Marsh and Catharine O. Marsh as co-trustees of the John C. Marsh and Catharine O. Marsh Joint Community Property Trust dated August 21, 2025 ("Grantee").

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of good and sufficient consideration, the receipt of which is hereby acknowledged, the Grantors hereby transfer, convey and forever quitclaim unto the Grantee, all of their right, title and interest in and to the following described real estate located in Davidson County, Tennessee: See attached Exhibit A.

No boundary survey was made at the time of this conveyance. The legal description is the same as in the previous deed of record.

Grantors and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Patrick, Beard, Schulman & Jacoway, P.C., shall have no liability for the status of title to the property or for the accuracy of such information.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures, this the 21st day of August 2025.

John C. Marsh

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public in and for said State and County, John C. Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of August 2025.

Notary Public

My commission expires: 10/13/2028

LISA G. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Catharine O. Marsh

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public in and for said State and County, Catharine O. Marsh, with whom I am personally acquainted (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 21st day of August 2025.

Notary Public

My commission expires: 10/13/2028

LISA G. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under T.C.A. Code Section 67-4-409 and hereby swears and affirms that there is no consideration for this transfer and that there is no transfer tax due under Tennessee Code Annotated Section 67-4-409.

John C. Marsh, co-trustee of the John C. Marsh and Catharine O. Marsh Joint Community Property Trust

Catharine O. Marsh, co-trustee of the John C. Marsh and Catharine O. Marsh Joint Community Property Trust

Sworn to and subscribed before me this 21st day of August 2025.

LISA G. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Notary Public

My commission expires: 10/15/2025

Exhibit A

4487 Post Place, Unit #83 (103 15 0B 083.00 CO)

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 83 on the plan of Lions Head Condominium Apartments, a horizontal property regime, of record in Plat Book 5200, Page 82, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Subject to all restrictions of record, all easements of record, all visible easements, and all matters appearing on the plan of record.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed unto John C. Marsh and wife, Catharine O. Marsh, by Deed recorded in Book 20200106, Page 1322 Register's Office of Davidson County, Tennessee.