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

Karen Johnson Davidson County
Batch# 1467633 DEEDQC
09/03/2026 09:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260903-0081584

QUITCLAIM DEED

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:
John C. Marsh and Catharine O. Marsh	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 Catharine O. Marsh as co-trustees of the John C. Marsh and Catharine O. Marsh Joint Community Property Trust dated August 21, 2025 ("Grantors") and John C. Marsh and Catharine O. Marsh, individually, as tenants in common ("Grantees").

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 each of the Grantees, as tenants in common, an undivided one-half interest in 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 Grantees 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 19 day of August 2026.

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

STATE OF TENNESSEE)
)
COUNTY OF LINCOLN)

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, as co-trustee.

WITNESS my hand, at office, this 19th day of AUGUST 2026.

Notary Public

BATTLE BAGLEY, III STATE OF TENNESSEE NOTARY PUBLIC LINCOLN COUNTY

My commission expires: 11/21/2026

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

STATE OF TENNESSEE)
)
COUNTY OF LINCOLN)

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, as co-trustee.

WITNESS my hand, at office, this 19th day of AUGUST 2026.

Notary Public

BATTLE BAGLEY, III STATE OF TENNESSEE NOTARY PUBLIC LINCOLN COUNTY

My commission expires: 11/21/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF LINCOLN **)**

The undersigned hereby offer 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 swear and affirm 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

Catharine O. Marsh

Sworn to and subscribed before me
this 19TH day of AUGUST 2026.

BATTLE BAGLEY, III
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

Notary Public

My commission expires: 11/21/2026

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.

Certificate of Authenticity

I, Bryson Lype, 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 19, 2026.

Date

Bryson Lype

Affiant Signature

August 31, 2026

Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 31st day of August, 2026.

Lacie Randolph

Notary's Signature

LACIE RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: 2/28/28

Date

Notary's Seal (if on paper)