Name and Address of New Owner(s):
Tammy Lou Marks
4113 Gallatin Pike
Nashville, TN 37216

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 061-11-0-126.00

Karen Johnson Davidson County
Batch# 929332 DEEDQC
10/13/2022 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221013-0112357

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Duda Marks, unmarried,** hereinafter called the Grantor(s), convey and quitclaim unto **Tammy Lou Marks, unmarried,** hereinafter called the Grantee(s), its heirs and assigns, all my right, title and interest in and to the following described real estate in Davidson County, Tennessee:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 5 of I.C. McMahan Subdivision of Maplewood of record in Plat Book 5210, Page 371, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Duda A. Marks, unmarried, by Warranty Deed from Carson William Beck of record in Instrument No. 20030430-0057957 Register's Office for Davidson County, Tennessee, dated April 21, 2003 and recorded on April 30, 2003.

Being the same property conveyed to Joe F. Marks, unmarried, by Quitclaim Deed from Duda A. Marks, unmarried of record in Instrument No. 20171109-0115485 Register's Office for Davidson County, Tennessee, dated November 6, 2017 and recorded on November 9, 2017.

Being the same property conveyed to Joe F. Marks and my daughter Tammy Lou Marks, to hold as joint tenants with right of survivorship, and not as tenants in common, by Quitclaim Deed from Joe F. Marks, unmarried, of record in Instrument No. 20210428-0056670 Register's Office for Davidson County, Tennessee, dated April 1, 2021 and recorded on April 28, 2021. The said Joe F. Marks having since died on April 24, 2021 leaving Tammy Lou Marks as surviving tenant by the entirety.
This is property also known as 4113 Gallatin Pike, Nashville, TN 37216

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 3rd day of October, 2022.

Duda Marks (SEAL)
Duda Marks

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, **Duda Marks,** the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 3rd day of October, 2022.

My commission expires:_____ _____
Notary Public

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Duda Marks
(Affiant)

Sworn to and subscribed before me this 3rd day of October, 2022.

_____
Notary Public
My commission expires: _____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-3-22.

Affiant Signature

10-3-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

