Karen Johnson Davidson County
Batch# 1088419 DEEDQC
01/04/2024 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240104-0000962

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
6222 Waxwood Court Community Property Trust 6222 Waxwood Court Brentwood, TN 37027	Same	072-09-4E-001.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL A. MARKS and LEIGH ANN MARKS, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to the 6222 WAXWOOD COURT COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 1011A Delmas Avenue, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 21st day of December, 2023.

Michael A Marks
MICHAEL A. MARKS

Leigh Ann Marks
LEIGH ANN MARKS

STATE OF TN
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL A. MARKS, 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, as of this 21 day of December, 2023.

Notary Public
My Commission Expires: 03/03/25

STATE OF TN
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LEIGH ANN MARKS, 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, as of this 21 day of December, 2023.

Notary Public
My Commission Expires: 03/03/25

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2023.

Notary Public
My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of 1011 Delmas Residences. Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1011 Delmas Residences. Town Homes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20190813-0080612, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael A. Marks and Leigh Ann Marks from Cobalt Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20230224-0013272 Register's Office for Davidson County, Tennessee, dated and recorded on February 24, 2023.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 1011A Delmas Avenue, Nashville, TN 37216.

36072382.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 21, 2023 (date of document).

Affiant Signature

01/04/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04 day of January, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

