Karen Johnson Davidson County
Batch# 1113090 DEEDQC
03/20/2024 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019332

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Bradley and Jennifer Marks
Address: 920 A Acklen Ave.
Nashville
State: TN Zip Code: 37203

Map & Parcel ID #: 105 09 0 482.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Bradley and Jennifer Marks, a married couple, residing at 920 A Acklen County of Davidson, City of Nashville, State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Bradley Allen Marks and Jennifer Lou Marks, Trustees, or their successors in interest, of the Bradley A. and Jennifer L. Marks Revocable Living Trust dated March 15, 2024, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot Number 3, Re-Subdivision of Lot 1 on the plan of Acklen Avenue Subdivision, of record in Instrument Number 20200422-0042095, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said plat for a more comprehensive legal description.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20191219-0130992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 920 A Acklen Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Being same property conveyed in 20210524-0069938

Jennifer Lou Marks
Grantor's Signature

Bradley Allen Marks
Grantor's Signature

Jennifer Lou Marks
Grantor's Name

BRADLEY ALLEN MARKS
Grantor's Signature

920A Acklen Avenue
Address

Nashville, TN 37203
City, State & Zip

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Marks and Bradley Marks whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under ~~my hand~~ this 15th day of March, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Katherine Stauffer
Notary Public

My Commission Expires: 11/8/27

I/We hereby ~~swear~~ affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Jennifer Lou Marks
Affiant

Bradley Allen Marks
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 15th day of March, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Katherine Stauffer
Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 3/15/24 (date of document).

Affiant Signature

3/15/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOAN R. WYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027