Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mary Anne Juliet Marks, Trustee of the Mary Anne Juliet Marks Revocable Trust 7040 Sugarplum Court Nashville, TN 37211	**181 01 0A 110.00**	**SAME**

Karen Johnson Davidson County
Batch # 1150001 DEEDQC
06/25/2024 09:13:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240625-0047154

This instrument prepared by: Carter Shelton Jones, PL
2021 Richard Jones Road, Suite 240, Nashville, TN 372

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Mary Anne J. Marks, an unmarried woman** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Mary Anne Juliet Marks, Trustee of the Mary Anne Juliet Marks Revocable Trust dated June 5, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **7040 Sugarplum Road, Nashville, TN 37211.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 17th day of June, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 20, 2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 18th day of JUNE, 2024.

Mary Anne Marks

Mary Anne J. Marks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Anne J. Marks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18 day of June, 2024.

Notary Public

My Commission Expires:

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Sugar Valley, Section Three, a Planned Unit Development, as of record in Instrument No. 200004100035743, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary Anne J. Marks by Warranty Deed from Warren F. Hanson and Donna J. Hanson, husband and wife, of record as Instrument Number 20211011-0136293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.