Karen Johnson Davidson County
Batch# 1189552 DEEDQC
10/03/2024 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076768

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leigh Ann Marks, Trustee 6222 Waxwood Court Brentwood, TN 37027	Same	072 09 4E 001.00

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, We, MICHAEL A. MARKS and LEIGH ANN MARKS(collectively, the "Grantor"), hereby quitclaim and convey to LEIGH ANN MARKS, TRUSTEE OF THE SYDNEY ELANOR MARKS 2023 TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest as trustee in that certain real property in Davidson County, Tennessee more particularly described as follows:

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 same property.

Being the same property conveyed by deed of record as Instrument #20230224-0013272, Register's Office for Davidson County, Tennessee.

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

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 30th day of August, 2024.

MICHAEL A. MARKS

LEIGH ANN MARKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Michael A. Marks and Leigh Ann Marks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 30th day of August, 2024.

Notary Public
My Commission Expires: 03/09/2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2024.

Notary Public
My Commission Expires: 03/09/2027

37135827.1

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 Aug 30, 2024 (date of document).

Affiant Signature

10/03/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of October, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

