Karen Johnson Davidson County
Batch# 1189552 DEEDQC
10/03/2024 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076769

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	117 03 0H 145.00

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 GRACIE ELIZABETH 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 145 on the Horizontal Property Regime for The Enclave at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Registers' Office for Davidson County Tennessee, to all of which reference is hereby made for a more complete description thereof, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed by deed of record as Instrument #20240325-0020365, Register's Office for Davidson County, Tennessee.

This is improved property known as 2600 Hillsboro Pike, Unit 145, 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
MICHAEL A. MARKS

Leigh Ann 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.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Holly Stockman
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.

Holly Stockman
Notary Public
My Commission Expires: 03/09/2027

45412734.1

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

