This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

Karen Johnson Davidson County
Batch # 1201050 DEEDQC
11/04/2024 10:42:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241104-0085422

GRANTOR(S): Robert M. Markus and wife Linda E. Markus

TO.....QUITCLAIM DEED

GRANTEE(S): Mindy Leann Markus, Trustee of the Markus Income Only Trust Dated June 27, 2024, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Robert M. Markus and wife Linda E. Markus, hereinafter referred to as "Grantors", have this day by these presents do hereby quitclaim, transfer and convey all right, title and interest, unto Mindy Leann Markus, Trustee of the Markus Income Only Trust Dated June 27, 2024, or their successors in interest, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1-12 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, Page 74, as amended in Plat Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a Horizontal Property Regime established by Master Deed of record in Book 5289, Page 515, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299, Book 7824, Page 974 and Book 8483, Page 670, said Register's Office, to which reference is hereby made.

THIS CONVEYANCE IS SUBJECT TO: (I) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This being the same property acquired by Robert M. Markus and wife Linda E. Markus by deed of record by Instrument Number 20130923-0099559, Register's Office of Davidson County, Tennessee.

Map and Parcel: 131 02 0A 051.00

Property Address: 2116 Hobbs Rd., Unit I12

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.
SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2024 will be paid by and thereafter assumed by the Grantees.

Executed at Pulaski, Tennessee, this day, October 29, 2024.

Robert M. Markus

Linda E. Markus

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Robert M. Markus and Linda E. Markus, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, October 29, 2024.

ALEXANDRIA SYBIL BOWLES
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

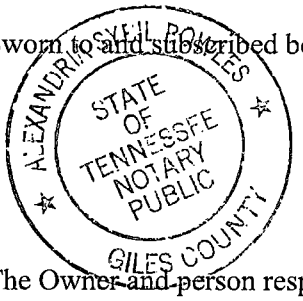
Notary Public
My commission expires: August 26, 2028

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, is ten dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T.C.A. § 67-4-409(a)(1)(D).

Linda E. Markus, Trustor of the Markus Income
Only Trust Dated June 27, 2024

Sworn to and subscribed before me on this day, October 29, 2024.



Notary Public
My commission expires: August 26, 2028

The Owner and person responsible for payment of real property taxes is:
Robert and Linda Markus
P.O. Box 834
Lawrenceburg, TN 38464