THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

JOHN MARKERT, AFFIANT

Subscribed and sworn to before me, this 8 day of September 2025.

NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

Karen Johnson Davidson County
Batch # 1323385 DEEDQC
09/17/2025 10:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250917-0074225

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN MARKERT and GAIL MARKERT, CO-TRUSTEES 1913 18th Avenue South Nashville, TN 37212	New Owner	Map and Parcel No.: 22W 15155 104-12-0 227.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, John Markert et ux Gail Markert, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto John Markert and Gail Markert, Co-Trustees of the Markert Joint Revocable Trust, created August 26, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1913 18th Avenue South, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 39 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 50.0 feet on the westerly margin of 18th Avenue, South, and extends back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to John Markert et ux Gail Markert, from Marilyn K. Bird, a single person, by Warranty Deed, recorded in the Register's Office of said county and state at Book 6845, Page 806-808.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8 day of September 2025.

John Markert, Grantor

Gail Markert, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **John Markert**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of September 2025.

Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Gail Markert**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of September 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

