Karen Johnson Davidson County
Batch # 1342665 DEEDQC
11/07/2025 08:56:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251107-0088745

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, MARK H. BROOKS, and wife, DONNA J. BROOKS, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby release, quitclaim and convey, as tenants by the entirety, unto MARK H. BROOKS and DONNA J. BROOKS, or their Successor(s), as Trustee(s) of the Mark & Donna Brooks Family Living Trust 2025, dated October 31st, 2025 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Madison, State of Tennessee, to wit:

Being Lot No. 12 on the Plan of Marlin Meadows, Section 3, of record in Plat Book 2133 at page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mark H. Brooks and wife, Donna J. Brooks, from Vincent L. Simpson and wife, Anne S. Simpson, by Warranty Deed on December 2nd, 1991, and recorded on December 11, 1991, Record Book 8505, Pages 454-456, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1201 Berwick Trail, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 31st day of October, 2025.

Grantors:

X _____
MARK H. BROOKS

_____
DONNA J. BROOKS

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
MARK H. BROOKS and DONNA J. BROOKS, as Trustees of the Mark & Donna Brooks Family Living Trust 2025, 1201 Berwick Trail, Madison, TN 37115	MARK H. BROOKS and DONNA J. BROOKS, as Trustees of the Mark & Donna Brooks Family Living Trust 2025, 1201 Berwick Trail, Madison, TN 37115	**52-12-23**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MARK H. BROOKS and DONNA J. BROOKS to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 31st day of October, 2025.

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: MARK H. BROOKS and DONNA J. BROOKS, as Trustees of the Mark & Donna Brooks Family Living Trust 2025, dated October 31st, 2025.

Address: 1201 Berwick Trail, Madison, TN 37115.

Grantee:

X _____

MARK H. BROOKS, as Trustee of the Mark & Donna Brooks Family Living Trust 2025, dated October 31st, 2025.

X _____

DONNA J. BROOKS, as Trustee of the Mark & Donna Brooks Family Living Trust 2025, dated October 31st, 2025.

Subscribed and sworn to before me this 31st day of October, 2025.

_____
Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028