Karen Johnson Davidson County
Batch# 1355727 DEEDQC
12/09/2025 09:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251209-0097762

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	**Send Tax Bills To:**	**Parcel ID Number:**
Zeus Holdings, LLC 17 Castlewood Court Nashville, Tennessee 37215	Same	144 08 0B 005.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Jacqueline Marker and Jason Marker, by these presents do hereby quitclaim, and by these presents transfer and convey unto Zeus Holdings, LLC, a Tennessee limited liability company, its successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto (the "Property").

This is improved property known as 17 Castlewood Court, Nashville, Tennessee 37215.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

IN WITNESS WHEREOF, the undersigned **have** executed this instrument on this 8th day of December, 2025.

JACQUELINE MARKER

JASON MARKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Jacqueline Marker and Jason Marker, the within named bargainors, 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, this 8th **day of** December, 2025.

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Madison Botsch
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

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

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Madison Botsch
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Castlewood, as shown on plat of record in Plat Book 6900, page 133, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Marker and Jason Marker, by Warranty Deed from Iraj Barahimi and Houri Barahimi, of record in Instrument 20250917-0074229, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. All matters appearing on the plan of record in Book 6900, page 133, said Register's Office

2. Restrictive covenants of record in Book 6483, page 391 and Book 8165, page 130, said Register's Office.

TRUE COPY CERTIFICATION

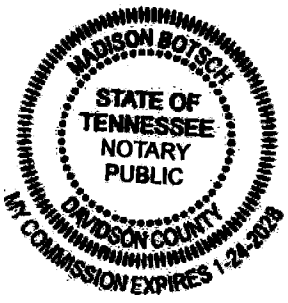
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 8, 2025.

Date: December 8, 2025

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 8, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 1-24-2028