Karen Johnson Davidson County
Batch # 1401372 DEEDQC
04/02/2026 01:22:42 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260402-0026594

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
JONATHAN THOMAS MARLIN and JENNIFER D. MARLIN, Co-Trustees 2001 Hunters Place Mt. Juliet, TN 37122	SAME	See attached

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, JONATHAN T. MARLIN and JENNIFER D. MARLIN, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto JONATHAN T. MARLIN and JENNIFER D. MARLIN, CO-TRUSTEES OF THE MARLIN COMMUNITY PROPERTY TRUST dated February 5, 2026, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 5th day of February, 2026.

JONATHAN T. MARLIN

JENNIFER D. MARLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JONATHAN T. MARLIN and JENNIFER D. MARLIN, 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, this 5th day of February, 2026.

NOTARY PUBLIC

My Commission Expires:
5/8/29

RHONDA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Tract 1 – Parcel ID No. 095 02 0A 215.00

Being Unit No. 33 on the Plan of Cottage Place Condominiums, as of record in Plat Book 6250, Page 816-823, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan T. Marlin and wife Jennifer D. Marlin by Warranty Deed of record in instrument number 20050411-0039747, Register's Office, Davidson County, Tennessee.

Said improved property is known as 215 Cottage Place, Condominium 33, Nashville, TN 37214.

Tract 2 – Parcel Id. No. 034 09 0 071.00

Lot Number 83, on the Plan of Gateway Subdivision, Section I, of record in Book 3300, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan T. Marlin by Special Warranty Deed of record in instrument number 20091119-0106339, Register's Office, Davidson County, Tennessee.

Said improved property is known as 452 Janette Avenue, Goodlettsville, TN 37072.

Tract 3 – Parcel Id. No. 075 12 0 052.00

Land in Davidson County, Tennessee being all of lot No. 49 of the final plat section 3 Meadows of Tulip Grove of record in Plat Book 6900, page 262 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jonathan Marlin by Special Warranty Deed of record in instrument number 20100914-0073043, Register's Office, Davidson County, Tennessee.

Said improved property is known as 729 Netherlands Drive, Hermitage, TN 37076.

Tract 4 – Parcel Id. No. 074 08 0 173.00

Land in Davidson County, Tennessee, Being lot No . 892, on the plan of SECTION EIGHT, HERMITAGE HILLS, as shown on plat of record in Book 3600, Page 24, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Thomas Marlin by Warranty Deed of record in instrument number 20200615-0061225, Register's Office, Davidson County, Tennessee.

Said improved property is known as 392 Bonnavale Drive, Hermitage, TN 37076.

Tract 5 – Parcel Id. No. 034 16 0 004.00

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of the property.

Being the same property conveyed to J. T. Marlin by Warranty Deed of record in instrument number 20230518-0037356, Register's Office, Davidson County, Tennessee.

Said improved property is known as 101 Warren Drive, Old Hickory, TN 37138.

Tract 6 – Parcel Id. No. 074 12 0 037.00

Land in Davidson County, Tennessee, being Lot No. 632 on the Plan of Section Seven, Hermitage Hills Subdivision, as of record in Book 3300, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Jonathan T. Marlin by Warranty Deed of record in instrument number 20210302-0026341, Register's Office, Davidson County, Tennessee.

Said improved property is known as 191 Jacksonian Drive, Nashville, TN 37076.

Tract 7 – Parcel Id. No. 043 09 0 095.00

Land in Davidson County, Tennessee, being the easterly half of Lot No. 16 of Block "D" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50.5 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line, measuring 50.5 feet thereon.

Being the same property conveyed to J. T. Marlin by Special Warranty Deed of record in instrument number 20181108-0110686, Register's Office, Davidson County, Tennessee.

Said improved property is known as 237 Cumberland Avenue, Madison, TN 37115.

Tract 8 – Parcel Id. No. 064 12 0 036.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 327, SHERWOOD FOREST, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGES 182-183, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to J. T. Marlin by Special Warranty Deed of record in instrument number 20110826-0066024, Register's Office, Davidson County, Tennessee.

Said improved property is known as 4801 Cascade Drive, Old Hickory, TN 37138.

Tract 9 – Parcel Id. No. 075 13 0 006.00

Land in Davidson County, Tennessee, being all of Lot No. 491 on the Plan of Section Five, Hermitage Hills as of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan T. Marlin by Warranty Deed of record in instrument number 20210208-0018094, Register's Office, Davidson County, Tennessee.

Said improved property is known as 5034 Bonnameade Drive, Hermitage, TN 37076.

Tract 10 – Parcel Id. No. 075 11 0 078.00

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. T. Marlin by Deed of record in instrument number 20190107-0001617, Register's Office, Davidson County, Tennessee.

Said improved property is known as 621 Mercer Drive, Hermitage, TN 37076.

Tract 11 – Parcel Id. No. 043 09 0 158.00

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 35 of Block "C" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which reference is hereby made for a more complete description. Said part of Lot No. 35 fronts 50.5 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Jonathan Marlin by Warranty Deed of record in instrument number 20210809-0106960, Register's Office, Davidson County, Tennessee.

Said improved property is known as 300 Cumberland Ave., Madison, TN 37115.