Karen Johnson Davidson County
Batch# 1435872 DEEDQC
06/18/2026 01:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260618-0055493

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 10/20/2026

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2026

ADDRESS OF NEW OWNER:
6222 Waxwood Court Community Property Trust
6222 Waxwood Court
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel: 072-09-4E-001.00 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Michael A. Marks and Leigh Ann Marks, husband and wife, and Leigh Ann Marks, as Trustee of the Sydney Elanor Marks 2023 Trust and Leigh Ann Marks, as Trustee of the 1011A Delmas Avenue Trust**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to the **6222 Waxwood Court Community Property Trust**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit A of 1011 Delmas Residences Town Homes a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1011 Delmas Residences. Town Homes a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20190813-0080612, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of same property.

Being the same property conveyed to Michael A. Marks and Leigh Ann Marks, husband and wife by Warranty Deed from Cobalt Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230224-0013272 Register's Office for Davidson County, Tennessee, dated February 21, 2023 and recorded on February 24, 2023.

Being the same property conveyed to 6222 Waxwood Court Community property Trust by Quitclaim Deed from Michael A. Marks and Leigh Ann Marks, husband and wife of record in Instrument No. 20240104-0000962 Register's Office for Davidson County, Tennessee, dated December 21, 2023 and recorded on January 04, 2024.

Being the same property conveyed to Leigh Ann Mark, Trustee of the Sydney Elanor Marks 2023 Trust by Quitclaim Deed from Michael A. Marks and Leigh Ann Marks of record in Instrument No.

20241003-0076768 Register's Office for Davidson County, Tennessee, dated August 30, 2024 and recorded on October 03, 2024.

Being the same property conveyed to 1011A Delmas Avenue Trust by Quitclaim Deed from Leigh Ann Mark, Trustee of the Sydney Elanor Marks 2023 Trust of record in Instrument No. 20250311-0018492 Register's Office for Davidson County, Tennessee, dated January 17, 2025 and recorded on March 11, 2025.

This is real property commonly known as 1011A Delmas Avenue, Nashville, TN 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of June, 2026.

Michael A. Marks

Leigh Ann Marks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Michael A. Marks and Leigh Ann Marks**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 2nd day of June, 2026.

Notary Public

My Commission Expires: 10/20/2026

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2026

SYDNEY ELANOR MARKS 2023 TRUST

Leigh Ann Marks, Trustee

Leigh Ann Marks, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named **Leigh Ann Marks**, Trustee of the Sydney Elanor Marks 2023 Trust, 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 in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 2nd day of June, 2026.

Notary Public

My Commission Expires: 10/20/2026

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

1011A DELMAS AVENUE TRUST

Leigh Ann Marks, Trustee

Leigh Ann Marks, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named **Leigh Ann Marks**, Trustee of the 1011A Delmas Avenue Trust, 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 in the capacity and for the purposes therein contained.

Witness my hand and seal, at office, this 2nd day of June, 2026.

Notary Public

My Commission Expires: 10/20/2026

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2028

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 2nd day of June, 2026.

Blake Harris Reynolds
Date: 6-2-2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY