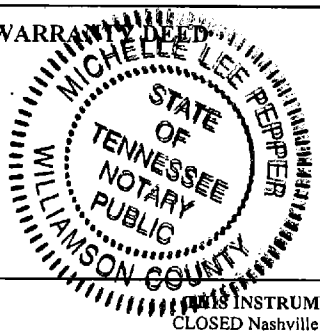
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/02/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/15/27

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 5812-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Elizabeth Hendricks and Max Bortenschlager	New Owner	072-09-4E-001.00-CO
1011A Delmas Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael A. Marks and Leigh Ann Marks, Trustees of 6222 Waxwood Court Community Property Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max Bortenschlager and Elizabeth Hendricks, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Karen Johnson Davidson County
Batch# 1435872 DEEDWARR
06/18/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260618-0055494

Register's Office for Davidson County, Tennessee, dated January 17, 2025 and recorded on March 11, 2025.

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, and Leigh Ann Marks, as Trustee of the Sydney Elanor Marks 2023 Trust and Leigh Ann Marks, as Trustee of the 1011A Delmas Ave Trust, of record in Instrument No__202606180055493__, Register's Office for Davidson County, Tennessee dated June 2, 2026 and recorded on June_18_, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on June 2, 2026.

6222 Waxwood Court Community Property Trust u/a/d December 21, 2023

By: Michael A Marks
Michael A. Marks, Trustee

By: 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 Michael A. Marks and Leigh Ann Marks, Trustees of the 6222 Waxwood Court Community Property Trust u/a/d December 21, 2023, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal, this June 2, 2026.

Notary Public

My Commission Expires: 10/20/2029

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

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