AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 370684

Karen Johnson Davidson County
Batch# 1438355 DEEDQC
06/26/2026 08:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260626-0057712

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 054 14 0 00.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 16th day of June, 2026, by and between **David D. Prince and Michelle A. Prince, husband and wife,** residing at 209 Rising Sun Terrace, Nashville, TN 37138, hereinafter referred to as Grantor(s) and **Eric S. Marcum and Carly M. Marcum, husband and wife,** residing at 209 Rising Sun Terrace, Nashville, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 209 Rising Sun Terrace, Nashville, TN 37138

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David D. Prince

Michelle A. Prince

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **David D. Prince and Michelle A. Prince**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 16th day of June, 20 26.

Notary Public

My Commission expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Eric S Marcum
Affiant Carly M. Marcum

Print Name: Eric S Marcum
Carly M Marcum

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 16th day of June, 20 26

Notary Public
My Commission Expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Name and address for person(s) responsible for taxes:

Eric S. Marcum and Carly M. Marcum
209 Rising Sun Terrace
Nashville, TN 37138

Name and address of property owner:

Eric S. Marcum and Carly M. Marcum
209 Rising Sun Terrace
Nashville, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE PLAN OF BRADYWINDE FARMS, SECTION TWO, AS OF RECORD IN PLAT BOOK 3700, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED FROM GABRIELE I HOFFMANN, BY JUDY HUGHES AS ATTORNEY IN FACT AND HUSBAND, WOLF HOFFMANN, AS ATTORNEY IN FACT TO ERIC S MARCUM AND CARLY M MARCUM, HUSBAND AND WIFE AND DAVID D PRINCE AND MICHELLE A PRINCE, HUSBAND AND WIFE AS SET FORTH IN DEED INSTRUMENT #20200211-0015517 DATED 02/06/2020, RECORDED 02/11/2020, DAVIDSON COUNTY, TENNESSEE.

Tax ID Number: 054 14 0 00.00

PROPERTY COMMONLY KNOWN AS: 209 RISING SUN TERRACE, NASHVILLE, TN 37138

Tennessee Certification of Electronic Document

I, Nick Hughes, 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 6-16-26 (date of document).

Nick Hughes
Affiant Signature

6-24-26
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of June, 26.

Shannon Taylor
Notary's Signature

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries

202606260057712