THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-2139B	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 17 day of November 2021. *Notary Public* *My commission expires:* 10-20-2024

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

Name and Address of New Owner:
Michael G. and Barbra A. Mullaney
c/o 2 Lane Properties, LLC
8104 Vaden Drive
Brentwood, TN 37298

Karen Johnson Davidson County
Batch# 760160 DEEDQC
11/23/2021 02:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211123-0155636

Send Tax Bills To:
Owner

Street Address of Subject Property:
3325 Timber Trail
Antioch, TN, 37013

Parcel ID:
15003004600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mike Mullaney and Barbra Mullaney, husband and wife**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **2 Lane Properties, LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of "The Country" Section Two of record in Book
5050, page 40, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Being the same property conveyed to James W. Bannister, unmarried by Warranty Deed from John T. McGregor and wife, Janna M. McGregor, dated May 14, 2009 and recorded on May 22, 2009 of record in Instrument No. 20090522-0047152, Register's Office for Davidson County,

Tennessee. The said James W. Bannister has since died. The Last Will and Testament of James William Bannister of record in Docket No. 17P1843 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Kenneth Schmitt, as Executor, and directed said Executor to sell subject property.

Being the same property conveyed to Mike Mullaney and Barbra Mullaney, husband and wife from Kenneth Schmitt, Executor under the Last Will and Testament of James W. Bannister, recorded on 01/09/2018 in Instrument No. 20180109-0002965, Registers office Davidson County, Tennessee.

WITNESS my hand this 17th day of November, 2021.

Mike Mullaney

Barbra Mullaney

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Mike Mullaney and Barbra Mullaney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 17th day of November, 2021.

NOTARY PUBLIC

My commission expires: 4/24/23

True Copy Certification

I, Yvette Meldrum, 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 11/17/21, 2021.

Affiant Signature

November, 2021

State of Tennessee
County of Williamson

Amelia Swanson State of Tennessee Notary Public Williamson County

Sworn to and subscribed before me this 17th day of November 2021.

Notary's Signature
MY COMMISSION EXPIRES: 4/24/23