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Karen Johnson Davidson County
Batch# 940692 DEEDQC
11/14/2022 12:36:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221114-0121306

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording, Send Tax Bills To:

Timothy D. Mullican and Amanda F. Mullican, as co-Trustees
1725 Stewarts Ferry Pike
Hermitage, TN 37076

Map Parcel No.

110 00 0 111.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, TIMOTHY D. MULLICAN and AMANDA F. MULLICAN, husband and wife, the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey to TIMOTHY D. MULLICAN and AMANDA F. MULLICAN, as co-Trustees of THE MULLICAN LIVING TRUST, U/A dated November 11, 2022, and any amendments thereto, the GRANTEE,

Whose mailing address is 1725 Stewarts Ferry Pike, Hermitage, Tennessee 37076;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by Hickerson & Smith Engineering Company, dated 2-25-65, amended 2-26-65 and amended 4-19-65, and shown as Tract No. 3 on said survey and described as follows:

BEGINNING at a point in the center line of Stewarts Ferry Pike, said point being the southeast corner of the property conveyed to Edmond E. Hooper, et ux, by deed of record in Book 3911, page 452, Register's Office for said County; thence north 9 deg. 00' east 650 feet to a point; thence south 63 deg. 30' east 307.4 feet to a point; thence south 14 deg. 28' west 650.0 to a point in the center line of Stewarts Ferry Pike; thence north 60 deg. 15' west 244.0 feet to the point of beginning and containing 4 acres, more or less.

Being the same property conveyed to Timothy D. Mullican and wife, Amanda F. Mullican, from Earl W. Flynn and wife, Tommie M. Flynn, by Warranty Deed of record in Book 9690, page 214, and referenced as Instrument No. 00009690-0000214 of the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1725 Stewarts Ferry Pike, Hermitage, Tennessee 37076;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 11th day of November, 2022.

TIMOTHY D. MULLICAN

Amanda F Mullican

AMANDA F. MULLICAN

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, TIMOTHY D. MULLICAN, 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 for the purposes therein contained.

WITNESS my hand, at office,

This 11th day of November, 2022.

NOTARY PUBLIC

NICOLE CARTWRIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8/15/2026

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, AMANDA F. MULLICAN, 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 for the purposes therein contained.

WITNESS my hand, at office,

This 11th day of November, 2022.

NOTARY PUBLIC

NICOLE CARTWRIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8/15/2026