Karen Johnson
Batch # 1103405
02/22/2024 08:34:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240222-0012049

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Martin Heller Potempa & Sheppard**<br>2122 21st Avenue South<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>This Deed was prepared based on information provided by the parties and no independent title examination was prepared. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $10.00<br><br>Heather Mangeot<br>HEATHER MANGEOT, AFFIANT<br><br>Subscribed and sworn to before me, this 13th day of February 2024.<br><br>Shelley Mason<br>NOTARY PUBLIC<br><br>My Commission Expires: 11-3-2028 |

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2028

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **ROBERT T. MANGEOT and HEATHER D. MANGEOT, CO-TRUSTEES**<br>212 Hatton Place<br>Franklin, TN 37067 | New Owner | Map and Parcel No.:<br>148 13 0 218.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Heather Mangeot and Robert Mangeot, wife and husband, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Robert T. Mangeot and Heather D. Mangeot, Co-Trustees of Mangeot Joint Revocable Trust, created November 30, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 104 Maple Valley Court, Nashville, TN 37211**, and more particularly described as follows:

Being Lot No. 20, on the plan of Maple Valley Subdivision, Section Two, of record in Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Heather Mangeot and Robert Mangeot, wife and husband, from Richard Alan Patterson and Linda L. Patterson, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20121226-0118353.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 13th day of February 2024.

Heather Mangeot

**Heather Mangeot, Grantor**

Robert Mangeot

**Robert Mangeot, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

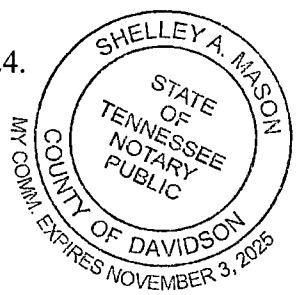
Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Heather Mangeot**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of February 2024.

Shelley A. Mason

Notary Public

My Commission Expires: 11-3-2025



**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Robert Mangeot**, the Grantor, 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 and official seal at office, this 13th day of February 2024.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

