Karen Johnson Davidson County
Batch # 1106517 DEEDQC
03/01/2024 01:08:50 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240301-0014382

This instrument was prepared by:
Scott J. Mailander
3029 Cooks Landing Ct
Hermitage, TN 37076

Once recorded, return to:
Scott Mailander
3029 Cooks Landing Ct
Hermitage, TN 37076

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0.00) in hand, paid to Scott J. Mailander and Susan Jane Mailander, a married couple with an address of 3029 Cooks Landing Ct, Hermitage, TN 37076 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to The Mailander Family Trust, a Tennessee Trust with an address of 3029 Cooks Landing Ct, Hermitage, TN 37076 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 109080A02800CO

The property identified herein ☑ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Scott and Susan Mailander

Address: 3029 Cooks Landing Ct, Hermitage, TN 37076

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~ SM

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Scott Mailander Date: 3/1/24

Printed Name: Scott Mailander

Grantor Signature: Susan Mailander Date: 3/1/24

Printed Name: Susan Mailander

1st Witness Signature: Melissa Judge Date: 3/1/24

Printed Name: Melissa Judge

2nd Witness Signature: Chelsea Robertson Date: 3/1/24

Printed Name: Chelsea Robertson

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Wilson)

On March 1, 2024 before me, Scott J Mailander,
personally appeared Susan Jane Mailander,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Martha J Underhill
Printed Name Martha T Underhill
My Commission Expires 4/26/25

(Seal) MARTHA T UNDERHILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lot 28 of Cooks Landing Subdivision on NW corner of Cooks Landing Ct and Cooks Ct

PLAT INSTRUMENT # 20110510-0035834

BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED OF RECORD IN INSTRUMENT # 20220413-0043098

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-RU-22-3029

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226793

~~After Recording Return To The Above:~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$559,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of April, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 839232 DEEDWARR
04/13/2022 02:21:54 PM 2 pgs
Fees: $13.00 Taxes: $2,071.63
[redacted]
20220413-0043098

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 11th day of April, 2022, among:

WILLIAM G. HORNYAK AND LORI LYNN FRIDAY N/K/A LORI LYNN HORNYAK, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SCOTT MAILANDER AND SUSAN MAILANDER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat of Cooks Landing Subdivision of record in Plat Book , Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William G. Hornyak, an unmarried man and, Lori Lynn Friday, an unmarried woman, joint tenants with full right of Survivorship by Special Warranty deed from Citizens Homes, Inc,. a Delaware Corporation of record in Instrument No. 20140401-0026758 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 01, 2014.

Being also known as 3029 Cooks Landing Ct Hermitage, Tennessee 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the