RETURN & RECORD TO:
R. PATRICK PARKER, ESQ.
117 SAUNDERSVILLE RD., STE. 201
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 1202654 DEEDQC
11/07/2024 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241107-0086860

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2024.

Notary Public

My commission expires: 8/19/2026

FREDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/19/2026
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
R. PATRICK PARKER, ESQ.
117 SAUNDERSVILLE RD., STE 201
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mullins Rental Management, LLC	**Mullins Rental Management, LLC**	**082-05-ON-002.00-CO**
2929 Western Hills Drive	**2929 Western Hills Drive**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Ryan Mullins**, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Mullins Rental Management, LLC, a Tennessee limited liability company** herein called "GRANTEE(S)", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1811 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140708-0060136, 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 Ryan Mullins, an unmarried person by Warranty Deed from Cortland R. Carmona and Kasey A. Carmona, Husband and Wife, of record in **Instrument No.: 20190528-0050251** Register's Office for Davidson County, Tennessee, dated May 24, 20219 and recorded on May 28, 2019.

The said Mandy Mullins is the spouse of Ryan Mullins and executes this Quitclaim Deed to convey any marital interest she may have in the subject property.

This is **improved** property known as 1811 B 3rd Avenue N., Nashville, Tennessee 37208

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered of record; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 22nd day of October, 2024.

RYAN MULLINS

MANDY MULLINS, spouse

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Mullins** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is authorized to execute this instrument.

Witness my hand, at office, this 22nd day of October, 2024.

Notary Public

My Commission Expires: 8/19/2026

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/19/2026 SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mandy Mullins** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is authorized to execute this instrument.

Witness my hand, at office, this 22nd day of October, 2024.

Notary Public

My Commission Expires: 8/19/2026

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/19/2026 SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/22/24 (date of document).

Affiant Signature

11/06/24
Date

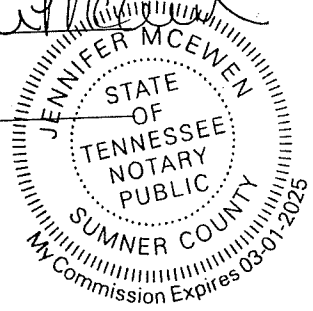
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 6th day of November, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL