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, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** File File No.: 2025-0626	*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 23 day of APRIL 2025. *Notary Public* *My commission expires:*

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner: Dean M. Bartling and Diana K. Bartling Trust dated March 2, 2011 5525 Pininsula Park Landing Hermitage, TN 37076	**Parcel ID:** 097 16 0A 004.00
Send Tax Bills To: Owner	Karen Johnson Davidson County Batch# 1263507 DEEDQC 04/23/2025 03:05:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20250423-0031299
Street Address of Subject Property: 5525 Pininsula Park Landing Hermitage, TN 37076	

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, **Dean M Bartling and wife Diana K Bartling** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Dean M. Bartling and Diana K. Bartling Trust dated March 2, 2011** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, 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. 59 on the Plan of First Revision of the Peninsula, Phase One, of record in Book 9700, Page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DEAN M. BARTLING AND WIFE DIANA K. BARTLING, by warranty deed of ELLA M. O'REGAN AND HUSBAND, LESTER F. O'REGAN of record in Instrument #20171115-0117441, Register's Office, Davidson County, TN dated November 14, 2017, recorded November 15, 2017.

WITNESS my hand this 23 day of April, 2025.

BY: Dean M Bartling
Dean M Bartling

By: Diana K Bartling
Diana K Bartling

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dean M Bartling and wife Diana K Bartling, 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 23 day of April, 2025.

NOTARY PUBLIC

My commission expires: 1-21-29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 April 23, 2025.

Affiant Signature

April 23, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1-21-29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY