Karen Johnson Davidson County
Batch# 1281838 DEEDQC
06/06/2025 08:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250606-0044458

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me on: _____

NOTARY PUBLIC

My Commission Expires: 8/21/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Anthony Michael Mangione Trustee, Anthony Mangione Separate Property Trust U/A May 11, 2023 21826 Cactus Ave #1 Riverside, CA 92518	Anthony Michael Mangione Trustee, Anthony Mangione Separate Property Trust U/A May 11, 2023 21826 Cactus Ave #1 Riverside, CA 92518	110 02 0C 040.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Anthony Michael Mangione, a single man** ("Grantor") does hereby quitclaim and convey unto **Anthony Michael Mangione, Trustee of the Anthony Mangione Separate Property Trust dated May 11, 2023** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 40, Final Plat, Phase 1, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20220506-0052365, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lots.

Being the same property conveyed to **Anthony Michael Mangione** by deed dated April 15, 2025 from **Drees Premier Homes, Inc., an Ohio corporation,** of record at Instrument No. 202505050034428 Register's Office for Davidson County.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **1309 Ashton Park, Mount Juliet, Tennessee 37122**

IN WITNESS WHEREOF, Grantor has executed this instrument on May 29, 2025

GRANTOR:

Anthony Michael Mangione

STATE OF CALIFORNIA

COUNTY OF ORANGE

On May 29, 2025 before me, the undersigned notary, personally appeared **Anthony Michael Mangione** personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires:

NATHALY HEREDIA
Notary Public - California
Orange County
Commission # 2443887
My Comm. Expires Apr 10, 2027

I Spencer J. Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/29/25

Affiant Signature

6/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 6/5/25

Notary Signature

My commission expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY