This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 7th day of August

Notary
Commission Expires: 4/4/2028

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

August 7th, 2025

Karen Johnson Davidson County
Batch# 1310309 DEEDQC
08/15/2025 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065011

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah L. Wills and Matthew Clonce 5604 Hearthstone Lane Brentwood, TN 37027	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Ste. 400 San Ramon, CA 94583	160-11-0-047.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Lauren A. Wills, a married woman,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Sarah L. Wills and Matthew Clonce, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Hearthstone Subvision, Phase 7, of record in Plat Book 6250, Page 935, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren A. Wills, an unnmarried and Sarah L. Wills, unmarried as joint tenants wsith rights of survivorship by Warranty Deed from Edward Simmons and wife, Sandra Simmons dated April 20,2020 of record in Instrument No. 20200414-0039018, Register's Officed for Davidson County, Tennessee.

For information purposes only: 5604 Hearthstone Lane, Brentwood, TN 37027

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE

STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 1st day of August, 2025.

Lauren A. Wills

Lauren A. Wills

State of Tennessee)
County of Williamson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren A. Wills with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2025.

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2029
COUNTY OF WILLIAMSON

Olga Lopez

Notary Public
My Commission Expires: 4/4/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 8/7/2025.

Affiant Signature – Joshua A. Terry

8/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON