QUITCLAIM DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. AFFIANT SUNSCRIBED AND SWORN TO BEFORE ME ON THIS 30 DAY OF October, 2025 NOTARY PUBLIC

Karen Johnson Davidson County
Batch # 1341849 DEEDQC
11/04/2025 08:58:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251104-0087697

JOSHUA N. VANCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 03, 2029

THIS INSTRUMENT WAS PREPARED BY:

Garrett E. Asher, Esq.
SURBER, ASHER, SURBER & MOUSHON, PLLC
220 Athens Way, Suite 310
Nashville, TN 37221

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Mallory Persico 1108 Clarke Street Old Hickory, Tennessee 37138	SAME ADDRESS AS OWNER	044-15-0-377.00

FOR A CONSIDERATION, the receipt and sufficiency is hereby acknowledged, John-Michael David Marlowe (hereinafter referred to as "Grantor"), by these presents, quitclaims, grants and conveys unto Mallory Persico (hereinafter referred to as "Grantee"), its successors and/or assigns, all of his right, title and interest in and to the following land, improvements, and appurtenances thereto in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section "B", Village of Old Hickory of record in Book 1424, Page 67, 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 John-Michael David Marlowe and Mallory Persico, by Warranty Deed from Jondra L. Montague, of record in Instrument No. 20220829-0096996 Register's Office for

Davidson County, Tennessee, dated August 22, 2022, and recorded on September August 29, 2022.

Being the same property conveyed to Jondra L. Montague, an unmarried woman by Warranty Deed from Phyllis D. Macke, unmarried of record in Instrument No. 20160914-0096609 Register's Office for Davidson County, Tennessee, dated September 12, 2016, and recorded on September 14, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1108 Clarke St, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Granter covenants with Grantee that Granter is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Whenever used, the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer(s) on this 02 day of ~~August, 2024.~~ June, 2025 km

Grantee:

John-Michael David Marlowe

STATE OF ~~TENNESSEE~~ Florida km)

:

COUNTY OF ~~DAVIDSON~~ Pinellas km)

Before me, a Notary Public, personally appeared John-Michael David Marlowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, on this the 02 day of June, ~~2024.~~ 2025 km

KATELYN A. MORRIS
Notary Public - State of Florida
Commission # HH 363100
My Comm. Expires Feb 15, 2027

Notary Public

My Commission Expires: 02/15/2027