Karen Johnson Davidson County
Batch# 1349805 DEEDQC
11/21/2025 12:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251121-0093247

****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 17 day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 6/3/28

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Samuel Mullaney and Julie Mullaney
2310 14th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

Map/Parcel: 081-03-0-155.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samuel Mullaney and Julie Mullaney f/k/a Julie Brown, formerly unmarried but now married to each other**, hereinafter called the Grantor, hereby quitclaims and conveys unto **E. Kirkham Gore III, Trustee**, hereinafter called the Trustee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

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, make this conveyance to Grantee.

GRANTOR:

Samuel Mullaney

Julie Mullaney f/k/a Julie Brown

And now, I, the said E. Kirkham Gore III, Trustee, do hereby convey, and forever quitclaim unto **Samuel Mullaney and Julie Mullaney, husband and wife**, hereinafter called the Grantee, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 17th day of November, 2025.

TRUSTEE:

E. Kirkham Gore III, Trustee

[Grantor Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Samuel Mullaney,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17 day of November, 2025.

My Commission Expires:

Notary Public

JULIANNE CORNETT-THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Julie Mullaney f/k/a Julie Brown,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17 day of November, 2025.

My Commission Expires:

Notary Public

JULIANNE CORNETT-THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

[Trustee Notary Acknowledgement]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **E. Kirkham Gore III, Trustee,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17 day of November, 2025.

My Commission Expires:

Notary Public

JULIANNE CORNETT-THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"

PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the plan of A. B. SHANKLAND PLAN, in the Subdivision of Lot No. 7 of Owen's Buena Vista Property, of record in Plat Book 21, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Samuel Mullaney, a single man and Julie Brown, a single woman, as tenants in common with right of survivorship by Warranty Deed from Terry W. Brown and Teresa R. Brown, of record as Instrument Number 20250131-0007562, in the Register's Office of Davidson County, Tennessee, dated January 31, 2025 and recorded on January 31, 2025.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 17 day of November, 2025.

K. Thomas Sidwell
Date: 11/17/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of November, 2025.

Notary Public
My Commission Expires: 1-21-26

