(1)

Karen Johnson
Batch # 1351817
12/01/2025 11 08 33 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251201-0094965

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 28253

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0 00

Affiant. _____

Subscribed and sworn before me, this the ____ day of November, 2025.

Notary Public. _____

My Commission Expires. _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Address of New Owner:
Haley Mantlo
William Mantlo
5317 Heatherwood Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

MAP/PARCEL:
160-10-0-A-024 00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Malinda M. Murphy, unmarried,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Haley Mantlo and William Mantlo, wife and husband,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

A certain tract or parcel of land located in Davidson County, State of Tennessee, and described as follows, to-wit:

Being Lot No 24 on the Plat of Heatherwood, of record in Book 6990, page 897, Register's Office for Davidson County, Tennessee, reference to which is made for a more detailed description.

Being the same property conveyed to Haley Mantlo and William Mantlo, wife and husband and Malinda M. Murphy, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Steve

Bartlett, a married man and John Bartlett, dated September 7, 2023, of record in Instrument No. 20230908-0070592, Register's Office for Davidson County, Tennessee.

This is improved property located at **5317 Heatherwood Drive, Brentwood, TN 37027.**

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, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 20th day of November, 2025.

Malinda M. Murphy

Malinda M. Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malinda M Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of November, 2025.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027