THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1355190 DEEDQC
12/08/2025 10 37 22 AM 2 pgs
Fees $12 00 Taxes $0 00

20251208-0097261

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

STEPHEN P. MULLINS
Affiant

Subscribed and sworn to before me, this 30th day of November, 2025.

Notary Public
My Commission Expires: 10/17/27

JUNE HOUSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires OCT 17, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
307 Ashlawn Court Trust 5017 Country Club Drive Brentwood, TN 37027	New Owner	Map/Parcel: 131-06-0G-307.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **STEPHEN P. MULLINS, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to the **307 ASHLAWN COURT TRUST, U/A/D November 30th, 2025** (hereinafter collectively referred to as the "Grantee"), and its heirs, beneficiaries and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM established pursuant to the provision of the Tennessee Horizontal Property Act as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed together with a percentage interest in the common elements and voting percentage as set for in said Master Deed.

Being the same property conveyed to Stephen P. Mullins, by Quitclaim Deed from Sarah R. Mullins, of record in Instrument No. 20241112-0087826, in the Register's Office of Davidson County, Tennessee, dated July 23, 2024, and recorded on November 12, 2024.

Being the same property conveyed to Stephen P. Mullins and Sarah R. Mullins, husband and wife, by Warranty Deed from Jessica Diamond, unmarried, and Kirk Diamond, married, of record in Instrument No. 20200121-0007383, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020, and recorded on January 21, 2020.

This is improved property known as: 307 Ashlawn Court, Nashville, Tennessee 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2025.

GRANTOR:

Stephen P. Mullins

STEPHEN P. MULLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen P. Mullins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30 day of November, 2025.

Notary Public

My Commission Expires: 10/17/27

JUNE HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT 17, 2027