This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1399712 DEEDQC
03/31/2026 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260331-0025309

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Mike Tugwell and Charlotte Tugwell (NAME)	Same as Owner (NAME)	044-09-0-045.00
(STREET ADDRESS) 6275 4th Ave S	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) St. Petersburg, FL 33707	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Mike Tugwell and Charlotte Tugwell Grantor(s), does hereby quitclaim and convey any interest in said property particularly any marital interest, unto Mike Tugwell and Charlotte Tugwell, the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Three, the Knoll of record in Plat Book 2854, Page 110, 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 Mike Tugwell, and Charlotte Tugwell by Deed dated May 27, 2016 from Johann Murray and Flora Murray, Husband and Wife, recorded June 1, 2016, in Instrument Number 20160601-0054756, in the Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

Also, conveyed herein is a manufactured home affixed to the property, a 2017 Fleetwood Homes, Piperton Model, No. 250VA28563C, with a serial number of FLE250TN-17-41151A and FLETN-17-41151 B. See affidavit of affixation of record in 20260330-0025119 the Register's Office for Davidson County, TN.

This Improved Property known as: 112 Bennett Dr., Old Hickory, TN 37138

STATE OF Tennessee
COUNTY OF Davidson The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 27th day of March, 2026

Affiant

My commission expires: 12/29/26
(Affix Seal)

Notary Public

Witness my hand this 27th day of March, 2026

Mike Tugwell

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of March, 2026, before me personally appeared, Mike Tugwell to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 27th day of March, 2026.

Notary Public

My commission expires: 12/29/26

KAREN JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Dec. 29, 2026

Witness my hand this 27th day of March, 2026

Charlotte Tugwell

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

On this 27th day of March, 2026, before me personally appeared, Charlotte Tugwell to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 27th day of March, 2026.

Notary Public

My commission expires: 12/29/26

KAREN JENNINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Dec. 29, 2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/27/26 (date of document).

Affiant Signature

3/27/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 27th day of March, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29