Karen Johnson
Batch # 1461778
08/18/2026 03:29:06 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260818-0076934

This Form furnished by: **LAWRENCE J. KAMM, ATTORNEY**

FROM:
D. BRETT CARTWRIGHT

TO:
STELLA K. MALLINAK

FROM:
STELLA K. MALLINAK

TO:
D. BRETT CARTWRIGHT and JEAN OLIVIA TURN, husband and wife, as Tenants by the Entirety

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
D. BRETT CARTWRIGHT and JEAN OLIVIA TURN 107 Shawnee Square Drive USPO Unit 414 Shawnee on Delaware, PA 18356	New Owners at specified address	075 08 0 268.00

STATE OF PENNSYLVANIA }
COUNTY OF Monroe **}**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is a gratuitous transfer.**

D. BRETT CARTWRIGHT, Grantee

Jean Olivia Turn
JEAN OLIVIA TURN, Grantee

SUBSCRIBED AND SWORN TO BEFORE ME, THE ABOVESAID INDIVIDUALS, ON THIS 19th, DAY OF June, 2026.

Autumn Ackley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/16/2027.

This Instrument Prepared By:

LAWRENCE J. KAMM,
OF COUNSEL
ROGERS, SHEA & SPANOS
2205 STATE STREET
NASHVILLE, TN 37203
(615) 320-0600

Commonwealth of Pennsylvania – Notary Seal
Autumn Ackley, Notary Public
Monroe County
My Commission Expires February 16, 2027
Commission Number 1214207

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Special Warranty Deed of record in the Register of Deeds office, Davidson County, Tennessee. No title examination has been conducted and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **D. Brett Cartwright**, for the sole purpose of creating a tenancy by the entirety, do hereby Quitclaim to **Stella K. Mallinak**, as nominee, any and all right, title, and/or interest that I have in and to the following real property in Davidson County, Tennessee::

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 6-B on the Zone Division of Hunters Hill, Section 1, of record in Book 6250, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to D. Brett Cartwright, unmarried, by Quitclaim Deed from Carol H. Cartwright, of record in Instrument No. 20180501-0041257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property known as: **672 Dutchmans Drive, Hermitage Tennessee 37076**.

IN WITNESS WHEREOF I have hereunto set my hand on this 19th day of June, 2026.

D.BRETT CARTWRIGHT

STATE OF PENNSYLVANIA }

COUNTY OF Monroe }

Personally appeared before me, Autumn Ackley, a Notary Public in and for said County and State, the abovesaid **D. Brett Cartwright**, with whom I am personally acquainted, (or proved to me with satisfactory evidence) and who acknowledges that this instrument is executed for the purpose(s) herein contained.

Witness my hand at East Stroudsburg, Pennsylvania, Monroe County, on this 19th day of June, 2026.

NOTARY PUBLIC

Commonwealth of Pennsylvania – Notary Seal
Autumn Ackley, Notary Public
Monroe County
My Commission Expires February 16, 2027
Commission Number 1214207

My Commission Expires: 2/16/2027.

AND now, I, the aforesaid nominee **STELLA K. MALLINAK**, for the express purpose of creating a tenancy by the entirety, does hereby convey and forever Quitclaim unto **D. BRETT CATWRIGHT and JEAN OLIVIA TURN** as tenants by the entirety, the same real property hereinabove described and set forth below, to which reference is hereby made and incorporated herein by reference in its entirety. Said real property is conveyed with the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above and below. Said real property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6-B on the Zone Division of Hunters Hill, Section 1, of record in Book 6250, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to D. Brett Cartwright, unmarried, by Quitclaim Deed from Carol H. Cartwright, of record in Instrument No. 20180501-0041257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property known as: **672 Dutchmans Drive, Hermitage Tennessee 37076**.

BEING the same property conveyed to Stella K. Mallinak from D. Brett Cartwright within this Quitclaim Deed.

IN WITNESS WHEREOF I have hereunto set my hand on this 17th day of July, 2026.

STELLA K. MALLINAK, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen S. Rogers, a Notary Public in and for said County and State, the within named, **STELLA K. MALLINAK**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within named instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this 17th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: **DATE**

HELEN S. ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028