Karen Johnson Davidson County
Batch# 421656 DEEDQC
06/22/2020 08:42:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200622-0066128

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Amanda Richardson Mitchell 5607 Royal Court Hermitage, TN 37076	Amanda Richardson Mitchell 5607 Royal Court Hermitage, TN 37076	087050A10400CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Amanda Richardson Mitchell v. Kenneth James Rollin Mitchell, Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 3rd day of June

Notary Public

My Commission Expires: October 2, 2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

WHEREAS, Kenneth James Rollin Mitchell, ("Grantor") and Amanda Richardson Mitchell ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Amanda Richardson Mitchell v. Kenneth James Rollin Mitchell, Davidson County Circuit Court; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Kenneth James Rollin Mitchell, the Grantor, does hereby convey, remise, release and forever quitclaim unto Amanda Richardson Mitchell, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Farmingham Woods, Phase III, a Planned Unit Development of record in Plat Book 7900, Page 554, 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 Amanda Richardson Mitchell and husband, Kenneth James Rollin Mitchell, by Warranty Deed of record at Instrument Number 20170601-0054619, Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 1, 2017.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (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.

This is improved property known as 5607 Royal Court, Hermitage, TN 37076.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of June, 2020.

KENNETH JAMES ROLLIN MITCHELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KENNETH JAMES ROLLIN MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2020.

Notary Public

My commission expires: October 2, 2023

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023