Karen Johnson Davidson County
Batch# 499169 DEEDQC
10/20/2020 10:50:12 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201020-0121937

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Rendrick D. Mitchell 3608 Fairmeade Drive Nashville, Tennessee 37218	New Owner	058-12-0-006.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MINNIE L. MITCHELL**, an unmarried woman and **RENDRICK D. MITCHELL**, a married man (collectively, "Grantor"), does hereby quitclaim and convey unto **RENDRICK D. MITCHELL** and **STEPHANIE MITCHELL**, husband and wife (collectively, the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 3608 Fairmeade Drive, Nashville, Davidson County, Tennessee 37218. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The

attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Stephanie Mitchell, the spouse of Rendrick D. Mitchell, joins in this conveyance for the purpose of conveying her marital rights, title and interest in the Property.

[Signatures appear on next page]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the ___ day of July, 2020.

GRANTOR:

Minnie L. Mitchell

Rendrick D. Mitchell

Stephanie Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Minnie L. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of July, 2020.

Notary Public

My Commission Expires: 9/7/2020

BECKY MCILLWAIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Sept. 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Rendrick D. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of July, 2020.

Becky McIllwain
Notary Public

My Commission Expires: 9/7/2020

BECKY MCILLWAIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Sept. 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Stephanie Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of July, 2020.

Becky McIllwain
Notary Public

My Commission Expires: 9/7/2020

BECKY MCILLWAIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Sept. 7, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Minnie L. Mitchell
AFFIANT

Subscribed and sworn to before me, this 31st day of July, 2020.

Becky McIllwain
NOTARY PUBLIC

My Commission Expires: 9/7/2020

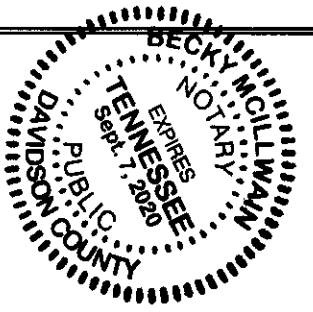


EXHIBIT A

Legal Description

Map/ Parcel ID # 058-12-0-006.00

All that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Fairmeade Acres, as of record in Book 3700, page 52, Register's Office for said County.

Said Lot No. 9 fronts 101 feet on the northerly side of Fairmeade Drive and extends back 318.5 feet on the easterly line and 311.5 feet on the westerly line to a dead line, which is a broken line, and measures 175 feet thereon.

This conveyance is subject to restrictive covenants of record in Book 4053, page 210, said Register's Office; easements and setback lines as set forth on the above plan of record.

Parcel ID Number: 058-12-0-006.00

Being the same property conveyed to Minnie L. Mitchell and Rendrick D. Mitchell, by deed, of record in Instrument No. 20180905-0087573, Register's Office for Davidson County, Tennessee.

This is improved property known as 3608 Fairmeade Drive, Nashville, Tennessee 37218.