Karen Johnson Davidson County
Batch# 512703 DEEDQC
11/09/2020 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201109-0131896

QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Melissa Lausen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caleb Alden Mitchell and Laura Lester	**Same**	**10511004500**
(NAME) **430 Wingrove St.**	(NAME)	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CALEB ALEN MITCHELL ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CALEB ALDEN MITCHELL AND LAURA LESTER, AS TENANTS IN COMMON ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 6'H, FORMERLY THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 110.6 FEET OF LOT NO. 7 ON THE MALLORY PLAN OF LOTS, AS OF RECORD IN MINUTE BOOK "I", PAGE 68, CHANCERY COURT AS NASHVILLE, DESCRIBED ACCORDING TO SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, MARCH 1953, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF WINGROVE AVENUE, 75 FEET WESTERLY FROM THE SOUTHWEST CORNER OF LOT NO. 1 ON THE PLAN OF THE SUBDIVISION OF LOTS 4, 5 AND 6 AND PARTS OF LOTS 2 AND 3 IN MALLORY ADDITION, AS OF RECORD IN BOOK 161, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT TO BEING ALSO ON THE WEST BOUNDARY LINE OF THE PROPERTY CONVEYED TO EDD W. LAMAY BY DEED FROM MRS. JACK ANDERSON OF RECORD IN BOOK 1428, PAGE 529, SAID REGISTERS OFFICE; THENCE WITH SAID WESTERLY BOUNDARY LINE OF THE LAMAY PROPERTY, NORTH 1 DEGREE 15 FEET EAST 290.7 FEET TO A POINT IN THE SOUTHERN BOUNDARY LINE OF LOT NO. 24 ON SAID MALLORY ADDITION; THENCE WITH SOUTHERN BOUNDARY LINE OF LOT NO. 24, NORTH 87 DEGREES WEST 110.6 FEET TO THE SOUTHWEST COMER OF SAID LOT NO. 24; THENCE SOUTH 1 DEGREES 15 FEET WEST 290.7 FEET TO THE NORTHERLY MARGIN OF WINGROVE; THENCE TO THE MARGIN OF SAME, SOUTH 87 DEGREES EAST 110.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CALEB ALDEN MITCHELL, BY QUITCLAIM DEED FROM NOA BENAMOTZ, OF RECORD IN INSTRUMENT NUMBER 20191226-0133077, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **430 Wingrove Street, Nashville, Tennessee 37203**

Witness our hands this the 3RD day of NOVEMBER, 2020.

CALEB ALDEN MITCHELL

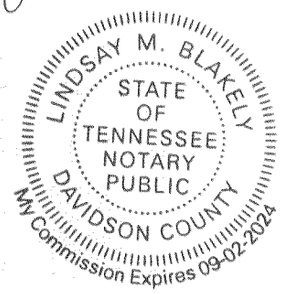
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CALEB ALDEN MITCHELL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of November, 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY