QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

Gloria A. Mitchell
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 4th day of FEBRUARY 2021

NOTARY PUBLIC
My Commission Expires: 03/06/2024

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Karen Johnson Davidson County
Batch# 568707 DEEDQC
02/04/2021 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210204-0016478

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GLORIA A. MITCHELL 333 E. Marathona Ave. Madison, TN. 37115	New Owner	042- 15- 0 / 086.00

In further fulfillment of the terms of the **JULIA M. MITCHELL Irrevocable Trust**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GLORIA A. MITCHELL**, Trustee of the **JULIA M. MITCHELL Irrevocable Trust** , the GRANTOR herein, by these presents do transfer, **QuitClaim** and convey unto:

GLORIA A. MITCHELL, Individually, unmarried, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 85, 86, 87, 88 and 89 of Block "A" on the unrecorded Map of Marathona, described according to a survey of J.A. Mefford, dated December 1937, and described in Book 4690, page 334, Register's Office for Davidson County, Tennessee. Said Property further described by John Kohl, Surveyor, dated August 18, 1978 as follows:

Said Lots Nos. 85, 86, 87, 88 and 89 front together 125 feet on the Easterly margin of East Marathona Avenue, formerly East Ezell Road, and run back between parallel lines 427 feet to a dead line in the rear measuring 125 feet.

BEING all the same property conveyed to The Julia M. Mitchell Irrevocable Trust u/a/d March 15, 2011, Gloria A. Mitchell Trustee, with full authority to grant transfer and convey without the joinder of any beneficiary, by deed from Julia M. Mitchell, unmarried, of record as **Instrument 20190410-0032440**, Register's Office for Davidson County, Tennessee. The Trust having terminated under ¶1.02(2) of the Trust, upon the death of Julia M. Mitchell (See Davidson County **Probate Case 20P-67**), and property having passed to Gloria A. Mitchell, Individually under ¶1.05, authorizing the Trustee, GLORIA A. MITCHELL, to execute any document necessary to convey the property under ¶4.01 of the Trust.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2021.

This is improved property known as: 333 E. Marathona Ave. Madison, TN 37115.

Witness my hand this 4th day of FEBRUARY, 2021.

JULIA M. MITCHELL Irrevocable Trust

Gloria A. Mitchell
By: GLORIA A. MITCHELL, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, IV, a Notary Public in and for said County and State, the within named GLORIA A. MITCHELL, the Trustee for The JULIA M. MITCHELL Irrevocable Trust, u/a/d 03/15/2011, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, as such Trustee for the purposes therein contained, by signing the name of the Julia M. Mitchell Irrevocable Trust as such Trustee.

Witness my hand and official seal at OLD HICKORY, Tennessee this 4TH day of FEBRUARY, 2021.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

****

QUITCLAIM DEED

From: The Julia M. Mitchell Irrevocable Trust

To: GLORIA A. MITCHELL Individually

Property:
333 E. Marathona Ave.
Madison, TN. 37115

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

202102040016478

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Cheryl Denise Whitfield the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com