THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY ONE OF THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared by:
Manning Carroll Law LLC
P.O. Box 282067
Nashville, TN 37228

Karen Johnson Davidson County
Batch# 620391 DEEDQC
04/22/2021 08:25:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210422-0053736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

LaRita Grady
Affiant

AUDREY BAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Subscribed and sworn to before me this 21st day of April, 2021.

Audrey Baugh
Notary Public

My commission expires: 10-02-2023

Address of New Owner:
Mario Mitchell
Watechia Lawless-Mitchell
729 Hardy's Court
Nashville, TN 37189

Send Tax Bills to:
Mario Mitchell
Watechia Lawless-Mitchell
729 Hardy's Court
Nashville, TN 37189

Map Parcel Numbers:
041010A15100CO

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned Grantor, **Larita Grady**, by these presents, quitclaims and conveys unto **Mario Mitchell** and **Watechia Lawless-Mitchell**, **Husband and Wife**, any and all right, title, and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to NVR, Inc a Virginia Corporation, t/a Fox Ridge Homes by Warranty Deed from Autumn Partners, LLC, dated Feb. 25, 2010, recorded in Instrument No. 20100302-0015678, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larita Grady, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated October 12, 2010, recorded in Instrument No. 20101103-0088183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 101 Rachel Ann Court, Whites Creek, TN 37189

WITNESS my hand this 21st day of April, 2021.

Larita Grady

Larita Grady

STATE OF TENNESSEE
COUNTY OF Davidson County

Before me, the undersigned Notary Public, personally appeared Larita Grady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named, and that Larita Grady executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of April, 2021.

Audrey Baugh

Notary Public

My commission expires: 10-02-2023

