Karen Johnson Davidson County
Batch# 657157 DEEDQC
06/15/2021 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080837

This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Subscribed and sworn to before me, this
6th day of May, 2021

Notary Public

My Commission Expires: December 19, 2023

Address of New Owner:	Send Tax Bills to:	Map/Parcel ID:
Robyn J. Mitchell, Trustee 117 Windchase Run Hermitage, TN 37076	**NEW OWNER**	**098090b01800co**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robyn J. Mitchell**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Robyn J. Mitchell, as Trustee for the Robyn J. Mitchell Living Trust, Dated May 6, 2021**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Windchase, Phase III, a Planned Unit Development, as shown on plat of record in Plat Book 11700, Page 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Kerry P. Manley by warranty deed from Richard P. Ames and wife, Candy C. Ames of record in instrument No. 20050322-0031363, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Randall E. Mitchell, and wife Robyn J. Mitchell by warranty deed from Kerry P. Manley of record in instrument No. 20140306-0019059, Register's Office for Davidson County, Tennessee. The said Randall E. Mitchell is now deceased, having died on December 11, 2018, leaving Robyn J. Mitchell as the sole owner as the surviving joint tenant, as evidenced by the Affidavit of Heirship recorded simultaneously herewith as Instrument No. 202106150080836.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This property is improved property known as: 117 Windchase Run, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6th day of May, 2021.

Robyn J. Mitchell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robyn J. Mitchell**, the Grantor, 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 for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 6th day of May, 2021.

[SEAL]

Notary Public

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

My Commission Expires: December 19, 2023

Certificate of Authenticity

I, **Bryan C. De Cuir**, 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 TENNESEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Bryan C. De Cuir**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[SEAL]

Notary's Signature

My Commission Expires: 11/25/20

DARYL HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).