QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 666097 DEEDQC
06/28/2021 09:11:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210628-0086932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 01/08/2025 (AFFIX SEAL)

KOREEN HUBBELING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Joseph Mitchell and wife, Teresa Lynn Mitchell	**New Owner**	
(NAME)	(NAME)	**106-01-0-164.00**
90 Paris Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **MITCHELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A 50% UNDIVIDED INTEREST AND EMF PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A 50% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL JOSEPH MITCHELL AND WIFE, TERESA LYNN MITCHELL** hereinafter called the Grantee(s), 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Diesel Power Subdivision, of record in Plat Book 8250, Page 343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Properties, LLC, a Tennessee limited liability company, with a 50% undivided interest and EMF Properties, LLC, a Tennessee limited liability company, with a 50% undivided interest by Special Warranty Deed from Peter Dawkins and wife, Susan L. Dawkins of record in Instrument No. 20190925-0097565, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **90 Paris Avenue, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 4th day of June, 2021.

Mitchell Properties, LLC

Michael Mitchell, Member

Teresa Mitchell, Member

EMF Properties, LLC

Michael Mitchell, Member

Teresa Mitchell, Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Mitchell and Teresa Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowlecged themselves to be the **Members** of **Mitchell Properties, LLC**, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2021.

Notary Public

My Commission Expires: 01/08/2025

NOREEN HUBBELING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Mitchell and Teresa Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged themselves to be the **Members** of **EMF Properties, LLC**, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2021.

Notary Public

My Commission Expires: 01/08/2025

NOREEN HUBBELING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212