Karen Johnson Davidson County
Batch# 893793 DEEDQC
07/26/2022 10:20:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220726-0085146

Return to:

THIS INSTRUMENT WAS PREPARED B
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115, Brentwood TN 37027

New Owner:
David G. Mitchell
1306 B McGavock
Nashville, TN 37216

Send Tax Bills To:
Same

Map & Parcel No:
07207023200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in and paid, Mitchell Delicatessen, LLC a Tennessee Limited Liability Company, the Grantor, has this day bargained and sold and does hereby transfer, convey and quitclaim unto David G. Mitchell and Wendi E. Micheletto, Husband and Wife, the Grantee, their heirs and assigns forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the east 20 feet of Lot No. 4 and all of Lot No. 5 on the Plan of Waters Place, of record in Book 332 page 137, Register's Office for said County, described according to a survey made by James L. Murphy, Jr. dated April 10, 1967, described as follows:

Beginning at a point in the southerly margin of McGavock Pike, being an iron pin located 157.2 feet westerly from the westerly margin of Riverside Drive; thence leaving said Pike, South 31 degrees 45' East 160 feet to a point in the northerly margin of a 12 foot alley; thence along with the margin of said alley, South 58 degrees 15' West 70 feet to an iron pin; thence North 31 degrees 45' West 160 feet to an iron pin in the southerly margin of McGavock Pike; thence with the margin of the same, North 85 degrees 15' East 70 feet to the point of beginning.

Being the same property conveyed to Mitchell Delicatessen , LLC from David Mitchell by Quitclaim deed recorded, with instrument number 20130503-0045062 and dated May 2, 2013, in the Register's office for Davidson County, Tennessee.

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also subject to any state of facts which an accurate survey of said property would show.

This is improved property known as: 1306 B McGavock Pike, Nashville, TN 37206.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing its signature this 25 day of July, 2022.

GRANTOR:

Mitchell Delicatessen, LLC

By: _____
David G. Mitchell, Sole Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Samuel F. Anderson, a Notary Public in and for said State and County, personally appeared David G. Mitchell, Sole Member of Mitchell Delicatessen, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member and authorized signer for Mitchell Delicatessen, LLC, the within named bargainor, and that he as such sole member and authorized signer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC by himself as such sole member and authorized signer.

Witness my hand and seal, at office, this 25 day of July, 2022.

My Commission Expires 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

_____
AFFIANT

Subscribed and sworn to before me this 25 day of July, 2022.

My Commission Expires:
9/2/24

_____
NOTARY PUBLIC

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY