This document prepared by:

Name:
Firm/Company: EQUITY SETTLEMENT SERVICES, INC.
Address: 444 ROUTE 111
Address 2:
City, State, Zip: SMITHTOWN, N.Y. 11787
Phone: 631-715-3445

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Karen Johnson Davidson County
Batch# 912435 DEEDQC
09/02/2022 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $518.00
20220902-0099414

--------Above This Line Reserved For Official Use Only----------

(and after recording return to):

59.94095

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDRED FOURTY THOUSAND DOLLARS ($140,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, GREGORY MITCHELL, AND SANDRA D. JACKSON, A TENANCY BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP, Whose address is 3302 Olsen Lane, Nashville, TN 37128, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants **To** GREGORY MITCHELL, Whose address is 3302 Olsen Lane, Nashville, TN 37128, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Nashville, State of TENNESSEE.

"SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed Dated 08/28/2000, Recorded 08/30/2000 in Instrument Number 200008300085639, made by SANDRA D. MITCHELL, ONE-HALF INTEREST to GREGORY MITCHELL and; By Deed Dated 02/12/1999, Recorded 02/19/1999 in BOOK 11346 PAGE 991, made by GEORGE T.SOUTHALL AND GLORIA SOUTHALL, HUSBAND AND WIFE to SANDRA D. JACKSON, UNMARRIED of the Davidson County records

Taxes for tax year 2022 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☑ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☑ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $140,000.00.

WITNESS Grantor(s) hand(s) this the 8 day of July, 2022.

GREGORY MITCHELL

SANDRA D. JACKSON

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 8 day of July, 2022, before me, Tenina Moore (Name of Notary), the undersigned officer, personally appeared GREGORY MITCHELL, AND SANDRA D. JACKSON, (Name of individual or individuals), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: July 8, 2022

(Signature of Notary Public)

My Commission Expires: 11-06-2024

TENINA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $~~144,000.00~~ 140,000.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale. KE

GREGORY MITCHELL, Affiant

SANDRA D. JACKSON, Affiant

Subscribed and sworn to before me this 8 Day of July, 2022.

Notary My Commission expires 11-06-2024

TENINA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEND TAX STATEMENTS TO:

GREGORY MITCHELL
3302 OLSEN LANE
NASHVILLE, TN 37218

EXHIBIT "A"

59-00088694

All the following described real estate:

Land in Davidson County, State of Tennessee, Being Lot No. 555, on the Plan of Bordeaux Hills, Section 8-A, Revised, of record in Book 5060 , Page 99, Register's Office for said County, to which Plan reference is made for a more complete description thereof.

Parcel Id #: 080 08 0 412.00

For information only: 3302 OLSEN LANE, NASHVILLE, TN, 37218.

True Copy Certification

I, Michael Ward, 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.

Michael Ward
Signature

State of New York

County of Suffolk

Personally appeared before me, Alan M. Aliaga, a notary public for this county and state, Michael Ward who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/18/18
Notary' Seal (if on paper)

ALAN M. ALIAGA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01AL6152543
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES 9/18/2018