Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | Elise Smith Mitchell, Trustee of the<br>Elise Smith Mitchell Trust dated 9-10-2012<br>And<br>Banford Raye Mitchell, Trustee of the<br>Banford Raye Mitchell, Jr. Trust dated 9-10-2012<br>1817 Tyne Blvd.<br>Nashville, TN 37215 |
| SEND TAX BILLS TO: | New Owner |
| MAP-PARCEL NOS. | 14500011600 |

Karen Johnson Davidson County
Batch# 921129 DEEDQC
09/23/2022 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220923-0105938

| | |
|---|---|
| Prepared by: | Cindy S. Smith, Attorney at Law<br>Post Office Box 292004<br>Nashville, TN 37229 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Elise Smith Mitchell and Banford Raye Mitchell, wife and husband** (herein "Grantor"), by these presents do hereby quitclaim and convey **a one-half undivided interest unto Elise Smith Mitchell, Trustee of the Elise Smith Mitchell Trust dated 9-10-2012, and a one-half undivided interest unto Banford Raye Mitchell, Trustee of the Banford Raye Mitchell, Jr. Trust dated 9-10-2012** (herein "Grantee"), their successors and assigns, consisting of all of our interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

**See Exhibit A attached hereto and made a part hereof.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of September 2022.

**Elise Smith Mitchell**

**Banford Raye Mitchell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elise Smith Mitchell and Banford Raye Mitchell, wife and husband, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 22nd day of September 2022.

KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

Notary Public
My Commission Expires: _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 22nd day of September 2022.

Notary Public
My Commission Expires _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

# EXHIBIT A

A Tract of Land in Davidson County, Tennessee, Being Tract No. 5 on the Survey by Barge, Waggoner, Sumner, & Cannon, file No. 6956, dated March 1979, and identified at the time of this conveyance as Tax Map 145-0-116, and described as follows:

Beginning at a point in the Southwest margin of Tyne Boulevard, said point being the common corner of the tract described herein and Tyne Hill Estates of record in Book 4175, page 27, Register's Office for Davidson County, thence with the common line between same, south 27° 36' west, 822.86 feet to a point, thence north 72° 17' west, 234.89 feet to a point, thence south 61° 44' west, 153.64 feet to an iron pin, thence with the common line with that tract conveyed to Fleming W. Smith, Jr. et ux, by instrument of record in Book 3792, page 76, said Register's Office, South 41° 43' west, 247.57 feet to a point in the line of that tract conveyed to J.W. Rowland, Jr., et ux, by instrument of record in Book 4575, page 546, said Register's Office, thence with the common line of same and this tract north 58° 42' west, 120.00 feet, more or less, to a point, said point being the common southerly corner of this tract and Tract No. 4 as shown on the same said survey, thence with the common line between said Tracts 5 and 4, north 35° 30' east, 1301.32 feet to a point in the southwest margin of Tyne Boulevard; thence with said margin south 50° 38' east, 161.73 feet to a point, thence south 50° 47' east, 163.86 feet to the point of beginning, containing 9.1 acres, more or less, according to said survey.

Being the same property conveyed to Elise Smith Mitchell and Banford Raye Mitchell, wife and husband, from Charles L. Irby, married, by Warranty Deed recorded on September 23, 2022 in Instrument No. 20220923-0105804, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1817 Tyne Blvd., Nashville, TN 37215.**

Map & Parcel: **14500011600**

© Cindy S. Smith, P.C.

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 23rd, 2022 (date of document).

Cindy S. Smith, Affiant

9/23/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 23rd day of September, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026