Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Katherine Mikes and Joseph Mikes, Co-Trustees 1703 Shackleford Road Nashville, TN 37215	**131-03-0-339.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Joseph H. Mikes and Katherine K. Mikes, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Katherine Mikes and Joseph Mikes, Co-Trustees of the Mikes Family Revocable Trust dated February 22, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1703 Shackleford Road, Nashville, TN 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 974705 DEEDQC
02/27/2023 02:38:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230227-0013736

The actual consideration of this transfer is $-00-.

Carne Beth Shelton
Affiant

Subscribed and sworn to before me this 22nd day of February, 2023.

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/6/24

shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 22nd day of February, 2023.

JOSEPH H. MIKES

KATHERINE K. MIKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine K. Mikes and Joseph H. Mikes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23rd day of February, 2023.

Notary Public

My Commission Expires:
3/6/24

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 1, 2, 3 and 4, Cook Subdivision, of record in Plat at Instrument No. 20111123-0091578 amending Instrument No. 20070731-0090426 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. All matters shown on the Plan of record in Plat Book 421, Page (s) 118 and 119, Plat Book 974, Page 19, and Instrument No. 20040804-0093340 in the Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING the same property conveyed to Joseph H. Mikes and Katherine K. Mikes, husband and wife (as tenants by the entirety) from Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife, by warranty deed filed for record on August 2, 2022, Instrument Number 20220802-0087695, as of record in the Register's Office for Davidson County, Tennessee.