Karen Johnson Davidson County
Batch# 993185 DEEDQC
04/18/2023 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230418-0028515

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sarah J. Mitchell
AFFIANT

Subscribed and sworn to before me on this day, April 18, 2023.

Carter Moore
Notary Public

My Commission Expires: 1/18/26

CARTER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
Douglas P. Mitchell and
Sarah Jane Mitchell, Co-Trustees
708 Bowling Avenue
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 01 0 112.00

QUITCLAIM DEED

Sarah Jane Mitchell ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Douglas P. Mitchell and Sarah Jane Mitchell, Co-Trustees of the Mitchell Family Trust, dated April 18, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, Douglas P. Mitchell, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **April 18, 2023**.

Sarah Jane Mitchell

Douglas P. Mitchell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sarah Jane Mitchell and Douglas P. Mitchell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, April 18, 2023.

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being the South 100 feet of Lot No. 4 on the Map of Forrest Park Land Improvement Company's Subdivision of record in Book 161, page 144, Register's office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 100 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Sarah Jane Mitchell from Douglas P. Mitchell, her husband, by deed of record in Book 8570, Page 293, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 708 Bowling Avenue, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 April 18, 2023.

Affiant Signature

4/18/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, April 18, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY