Karen Johnson Davidson County
Batch# 996410 DEEDQC
04/26/2023 12:55:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20230426-0030697

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Apr. I, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

LM-BMR-22-2406

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Santi Claus, LLC	**New Owner**	
(NAME) **2517 Miami Avenue**	(NAME)	**081-10-0-095.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA GLEAVES MITCHELL AND BRIAN DAVIDSON MITCHELL, WIFE AND HUSBAND,** hereinafter called the Grantors, by these presents do hereby convey, assign and quitclaim unto **SANTI CLAUS, LLC** hereinafter called the Grantee, its successors and assigns, all Grantors right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being the West 64 Feet of the East 114 feet of the South part of Lot No. 7 on the Map of Cobb's Subdivision of Lot No. 6 of The Harding Bosley Tract as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

According to an unregistered copy of a survey made by T.R Sanford, dated November 10, 1961, said part of said lot fronts 64 feet on the North side of Santi Street, formerly Rose Street and runs back between parallel lines 147.1 feet, more or less, to a dead line.

Being the same property conveyed to Laura Gleaves Mitchell and Brian Davidson Mitchell, wife and husband, by Warranty Deed from Skyline Capital, LLC, a Tennessee Limited Liability Company, executed on 9/15/2022 and filed for record on 9/22/2022 as Instrument Number 20220922-0105337, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2406 Santi Ave, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 17th day of April, 2023.

Laura Gleaves Mitchell

Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA GLEAVES MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2023.

Notary Public

My Commission Expires: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN DAVIDSON MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2023.

Notary Public

My Commission Expires: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Margaret Means, 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 April 17, 2023.

Date

Affiant Signature

4/26/23

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of April, 2023.

Notary's Signature

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: 1/8/24

Date

Notary's Seal (if on paper)