Karen Johnson Davidson County
Batch# 996894 DEEDQC
04/27/2023 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230427-0031029

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 25th day of April, 2023 Notary Public My commission expires: 12/14/24 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Homes at 3510 Richards Street Homeowners Association	**"NEW OWNER"**	**117-12-0-A-90000co**
3510 Richards Street		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patsy Cliett Mitchell, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Homes at 3510 Richards Street Homeowners Association, a Tennessee non-profit corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 26 on the plan of Noel's Subdivision of Watkins Grove, not of record, being more particularly described as follows:

BEGINNING at a point lying on the easterly margin of Richards Street, said point lying 355 feet, more or less, from the southerly margin of Woodmont Avenue; thence running with the said margin of Richards Street south 2 degrees, 18 minutes west a distance of 200.00 feet, more or less, to a point; thence leaving said margin of Richards Street and running with the common line of lots 26 & 25 on the plan of Noel's Subdivision of Watkins Grove south 87 degrees, 42 minutes east, a distance of 200.00 feet, more or less, to the common corner of lots 25, 26, 9 & 10 on said plan of Noel's Subdivision; thence running with the common line of said lots 9 and 26 north 2 degrees, 18 minutes east a distance of 200.00 feet to the common corner of lots 8, 9, 26 & 27 on the said plan of Noel's Subdivision; thence running with the said common line of lots 26 & 27 north 87 degrees, 42 minutes west a distance of 200.00, more or less, feet to the point of beginning, containing 0.92 acres, more or less, according to a plot plan prepared by James L. Terry & Associates, License Number 563, dated July 15, 1995.

INCLUDED in the above legal description but expressly EXCLUDED THEREFROM, is the following described real property:

Excluded Tract I:

LAND in Davidson County, Tennessee, being Unit Nos. 1 and 2, on the Plan of Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220228-0022421 amending Book 10414 Page 47, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 3510 Richards Street, shown on Exhibit "B", to the Amended and Restated Declaration of record in Instrument No. 20220228-0022421, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This excluded Tract included the improved property known as 3510 Richards Street, Nashville, TN 37215 (Unit 1) and the unimproved property known as 3508 Richards Street, Nashville, TN 37215.

BEING part of the same property conveyed to Harold D. Mitchell and wife, Patsy S. Mitchell by Deed dated May 21, 1968, from William Everett Hunt and wife, Betty Owens Hunt of record in Book 4237 Page 217 and further conveyed to The Harold Dean Mitchell Revocable Living Trust dated October 7, 1999, by Quitclaim Deed dated January 24, 2000, from Harold D. Mitchell and wife, Patsy S. Mitchell of record in Instrument No. 200001250008096 and further conveyed to Harold Dean Mitchell and wife, Patsy Cliett Mitchell by Quitclaim Deed dated December 1, 2011, from Harold Dean Mitchell, Trustee under The Harold Dean Mitchell Revocable Living Trust dated October 7, 1999, of record in Instrument No. 20111208-0096051, Register's Office for Davidson County, Tennessee. The said Harold Dean Mitchell having died on December 16, 2016, leaving Patsy Cliett Mitchell as the surviving tenant by the entirety.

Harold Dean Mitchell being one and the same person as Harold D. Mitchell.

Patsy Cliett Mitchell being one and the same person as Patsy S. Mitchell.

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

THE purpose of this quitclaim deed is to convey the common areas for the Homes at 3510 Richards Street, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220228-0022421 amending Book 10414 Page 47, Register's Office for Davidson County, Tennessee to the incorporated townhouse corporation associated with such HPR.

Witness my/our hand(s) this **25th** day of **April, 2023.**

Patsy Cliett Mitchell

Patsy Cliett Mitchell

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 **Patsy Cliett Mitchell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2023.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/16/24

Certificate of Authenticity

I, Katie 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

4/25/23.
Date

Affiant Signature

4/25/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25th day of April, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY