Karen Johnson Davidson County
Batch# 1024762 DEEDQC
07/11/2023 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230711-0052950

QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LR-JH-22-2507

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 6 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

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)
Denise Battles	New Owner	
(NAME)	(NAME)	
530 Acklen Park Drive		**059 16 0 071.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ADRIAN MITCHELL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DENISE BATTLES** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's 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 Lot No. 69 on the Plan of Haynies Cleveland as of record in Plan 161, Page 35, R.O.D.C.. Tennessee.

Said Lot No. 69 fronts 40 feet on the Northerly side of Grover Street and runs back between parallel lines 125 feet more or less, and is one of the 2 lots heretofore conveyed to the said Johnson Bransford and Robert Lusk by deed from Richard S. West and wife, Karen M. West, or record in Book 1389, Page 211 R.O.D.C., Tennessee.

Being the same property conveyed to Charlie Edward Mitchell, by Quitclaim Deed from Samella Mitchell, of record in Book 5935, Page 639, in the Register's Office of Davidson County, Tennessee, dated September 09, 1982, and recorded on September 10, 1982.

The said Charlie Edward Mitchell having since died intestate on January 11, 2013. His interest in the property passed at death to his sole surviving heir at law, Adrian Mitchell, as evidenced by affidavits of heirship of record in Instrument Number 202307110052948 and 202307110052949 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2507 Grover Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 6 day of July, 2023.

Adrian M. Mitchell

Adrian Mitchell

STATE OF MARYLAND
COUNTY OF CHARLES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIAN 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 .

Dirlene C Cannon

Notary Public DIRLENE C CANNON, MARYLAND
My Commission Expires: 5/29/2024
(SEAL) TIC #7776574

Dirlene C Cannon
NOTARY PUBLIC
Charles County, Maryland
My Commission Expires 5/29/2024

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

I, John Gleaves, 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 July 6, 2023 (date of document).

Affiant Signature

Date: July 6, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

