Prepared By:
LaTasha Green-Cobb, Esq
625 Union St W Ste 4
Jacksonville, Florida 32202

Mail Tax Statements & After Recording, Return To:
Jason Mitchell
7270 Bluewater Lane
Douglasville, Georgia 30135

Karen Johnson Davidson County
Batch# 1065902 **DEEDQC**
10/30/2023 08 23 59 AM 5 pgs
Fees $27 00 Taxes $0 00

20231030-0084368

TAX PARCEL ID #: 083-010-26.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Jason Michael Mitchell ("Grantor"), a married man, whose address is 7270 Bluewater Lane, Douglasville, Georgia, 30135, hereby ***REMISES, RELEASES AND FOREVER QUIT CLAIMS TO*** Jason Michael Mitchell and Katherine Denise Mitchell, Trustees of the Jason and Katherine Mitchell Living Trust ("Grantee"), dated September 29, 2023, whose address is 7270 Bluewater Lane, Douglasville, Georgia, 30135, all right, title, interest and claim to the following real estate property located at 1211 Emmett Avenue, 37206, in Davidson County, city of Nashville, state of Tennessee.

Property also described as: Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the plan of Tim H. Moore's Subdivision, a part of A.W. Johnson and G.P. Smith's Subdivision.
Prior Instrument Reference: Quit Claim Deed, Deed Reference – 20141229-0118180, Recorded on December 29, 2014.

For and in consideration of the sum of TEN Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

BE IT KNOWN, that this transfer shall be effective as of September 29, 2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfer whatever interest the Grantor has in it to the Grantee.

BE IT FURTHER KNOWN, all of Grantor's right, title and interest in and to the above described property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Tax Parcel ID: 083-010-26.00

IN TESTIMONY WHEREOF I have hereunto set my hand this 29th day of September, 2023

Jason M. Mitchell, Grantor

State of Georgia

County of Douglas

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jason Mitchell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29th day of September, 2023.

Notary Public

My Commission Expires Oct 12 2024.

NICOLA R ROBINSON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 2024

Tax Parcel ID: 083-010-26.00

IN TESTIMONY WHEREOF I have hereunto set my hand this 29th day of September, 2023.

Jason M. Mitchell, Grantee

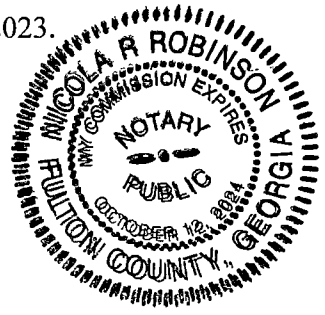
State of Georgia
County of Douglas

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jason Mitchell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29th day of September, 2023.

Notary Public

My Commission Expires Oct. 12 2024



Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $10, and the true value that the property would command at a fair and voluntary sale is $ 329,000 .

Tax Parcel ID. 083-010-26.00

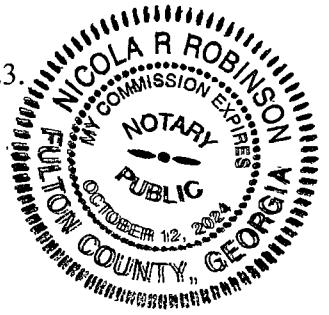
IN TESTIMONY WHEREOF I have hereunto set my hand this 29th day of September, 2023.

Katherine D. Mitchell, Grantee

State of Georgia
County of Douglas

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Katherine Mitchell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be person within named and that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29th day of September, 2023.



Notary Public

My Commission Expires Oct 12 2024.

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $10, and the true value that the property would command at a fair and voluntary sale is $ 329,000 .

The following oath of consideration is required on all deeds transferring property:

STATE OF Georgia
Douglas COUNTY

The actual consideration or true value, whichever is greater for this transfer is $ '0.

Affiant – Jason Mitchell

Subscribed and sworn before me, this 29th day of September, 2023.

Notary Public

My Commission Expires Oct. 12 2024

NICOLA R ROBINSON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 12, 2024