Karen Johnson Davidson County
Batch# 1083469 DEEDQC
12/19/2023 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097551

QUITCLAIM DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

L-BR-23-2301

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 18th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/09/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Davidson Mitchell, Laura Gleaves Mitchell and Rudy Family Limited Partnership	**Brian Davidson Mitchell**	
(NAME)	(NAME)	**062-09-0-067.00**
2301 Pennington Bend Rd.,	**2517 Miami Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(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, **BRIAN DAVIDSON MITCHELL AND WIFE, LAURA GLEAVES MITCHELL AND MARY FRANCES RUDY,** hereinafter called the Grantors, by these presents do hereby convey, assign and quitclaim unto **BRIAN DAVIDSON MITCHELL AND WIFE, LAURA GLEAVES MITCHELL (50% undivided interest) and RUDY FAMILY LIMITED PARTNERSHIP (50% undivided interest), tenants in common,** hereinafter called the Grantees, 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 the Davidson County, Tennessee, and is described as follows:

Being Lots No. 24 and 25 on the Map of River View Subdivision, as of record in Plat Book 547, pages 93, 94, and 95, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 24 fronts 50 feet on the Westerly side of Riverview Avenue now know as Pennington Bend Road and runs back 160 feet on the Southerly line and 165 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.8 feet thereon.

Said Lot No. 25 fronts 50 feet on the Westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 165 feet on the Southerly line and 170 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.9 feet thereon.

Being the same property conveyed to Brian Davidson Mitchell and wife, Laura Gleaves Mitchell and Mary Frances Rudy by deed from Jonathan Cass Kidwell and Martha Elizabeth Kidwell of record in Instrument No. 20231204-0093278, Register's Office for Davidson, Tennessee.

This is **improved** property known as: **2301 Pennington Bend Rd., Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 18th day of December, 2023.

Brian Davidson Mitchell

Laura Gleaves Mitchell

Mary Frances Rudy

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 18th of December, 2023.

Notary Public
My Commission Expires: 05/09/2026
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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 18th of December, 2023.

Notary Public
My Commission Expires: 05/09/2026
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, 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 18th of December, 2023.

Notary Public
My Commission Expires: 05/09/2026
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Stephanie Duncan, 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 December 18, 2023 (date of document).

Affiant Signature

Date December 18, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

