Karen Johnson Davidson County
Batch# 1092845 DEEDQC
01/23/2024 12:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240123-0004131

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 11th day of January, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lauren Riegle Mitchell 229 Wiley Street Madison, TN 37115	Lauren Mitchell 3810 Sugartree Place Nashville, TN 37215	043-05-0-203.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trevor Weldon Blagrave Mitchell**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to the wife

of the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lauren Riegle Mitchell**, and to her heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of January, 2024.

Trevor Weldon Blagrave 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 Trevor Weldon Blagrave Mitchell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of January, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 17, of Block "B" on the Map of Overlook Estates, as of record in Book 843, Page 105 (Previously and erroneously referred to as Book 843, Page 106), Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lauren Mitchell and Trevor Mitchell, husband and wife, by Warranty Deed from OP SPE TPA1, LLC, a Delaware limited liability company, dated June 29, 2021, and recorded July 7, 2021, of record in Instrument No. 20210707-0091290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Lauren Riegle Mitchell and Lauren Mitchell are one and the same person. Trevor Weldon Blagrave Mitchell and Trevor Mitchell are one and the same person.

This is improved property known as 229 Wiley Street, Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/11/24.

1/22/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

