THIS INSTRUMENT PREPARED BY: ***Gaylord Gardner, Attorney at Law*** ***BPR # 023344*** *Gardner Business Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 26th day of March, 2024* *Notary Public* BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
Grand Passage, LLC
816 Highland Park Court
Nashville, TN 37205

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
3802 Elkins Ave. Nashville, TN 37209	092-13-0-124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Manda Mitchell, a married women,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Grand Passage, LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2, Block 19 on the Plan of Charlotte Park 2nd Addition of record in Plat Book Page 57, Page(s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch # 1121566 DEEDQC
04/11/2024 08:18:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240411-0025622

Being the same property conveyed to Manda Mitchell a married women, from Rachel Schaffer Lawson, married, and Patricia Shaffer, married, by Deed dated July 20th, 2016, Instrument Number 20160727-0077159, in the Register's Office for Davidson County, Tennessee.

This property also known as 3802 Elkins Avenue, Nashville, TN 37209.

WITNESS my hand this 26th day of March, 2024.

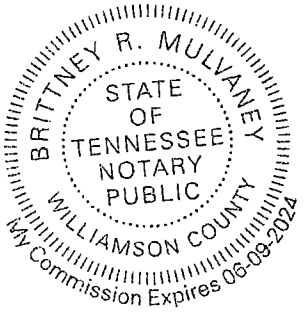
GRANTOR

Manda Mitchell

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Manda Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC