Karen Johnson Davidson County
Batch# 1124332 DEEDQC
04/18/2024 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240418-0027666

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Gregory D. Willett

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL
Brian Christopher Mitchell and Kimberly Goddard Mitchell, Co-Trustees 1501 Baugh Springs Road McDonald, TN 37353	Brian Christopher Mitchell and Kimberly Goddard Mitchell, Co-Trustees 1501 Baugh Springs Road McDonald, TN 37353	104-08-0M-205.00-CO

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, BRIAN MITCHELL AND WIFE, KIMBERLY MITCHELL ("Grantors"), do hereby grant, bargain, transfer, convey, and forever quitclaim unto BRIAN CHRISTOPHER MITCHELL AND KIMBERLY GODDARD MITCHELL, CO-TRUSTEES OF THE MITCHELL TENANCY BY THE ENTIRETY TRUST DATED APRIL 17, 2024 ("Grantees"), and their successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the

provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 17th day of April, 2024.

GRANTORS:

Brian Mitchell

Kimberly Mitchell

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

On this 17th day of April, 2024, before me, a Notary Public of the state and county aforesaid, personally appeared **Brian Mitchell and wife, Kimberly Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 17th day of April, 2024.

SALLY L. BREWER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

My Commission Expires: My commission expires January 5, 2025

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE:

MITCHELL TENANCY BY THE ENTIRETY TRUST

By: _____
Brian Christopher Mitchell, Co-Trustee

Sworn to and subscribed before me
this 17th day of April, 2024.

_____
Notary Public

My commission expires: My commission expires January 5, 2025



EXHIBIT "A"

Parcel No. 104-08-0M-205.00-CO (1704 18th Ave S)

Land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 205, The Glen Condominiums, as established under Master Deed of Record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551; 20081029-0108159; 20081112-0111695; 20081124-0115172 and 20090224-0016363, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the Common Elements as shown on said Master Deed.

GRANTORS' SOURCE OF TITLE is a Deed recorded at filing no. 20220414-0043412, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes Plan, as recorded in Plat Book 21, Page(s) 87.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Glen Condominiums of record in Instrument No. 20070904-0105726, as amended by instrument(s) of record in Instrument Nos. 20080805-0080551; 20081029-0108159; 20081112-0111695; 20081124-0115172 and 20090224-0016363; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
*Easement for Right of Way, recorded in Book 4660, Pages 146, 147 and 148.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070820-0099189.
*Easement recorded in Instrument No. 20090721-0068095.
*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070820-0099330.
*All matters shown on a survey prepared by Initial Point Land Surveying, Inc., TN RLS No. 2315, dated October 13, 2006.
*Any easements that may have been retained with the closure of Alley No. 422 by Ordinance No. 80-292.
*Any and all existing easements and restrictions as shown of record not stated herein.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, GREGORY D. WILLETT, 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 April 17, 2024 (date of document)

GREGORY D. WILLETT, Affiant Signature
Dated: April 17, 2024

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 17th day of April, 2024.

Rebecca Lynn Stone

My Commission Expires: 01/17/2027

REBECCA LYNN STONE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY