Karen Johnson Davidson County
Batch # 1151096 DEEDQC
06/26/2024 12:10:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240626-0047894

**THIS INSTRUMENT PREPARED BY:**
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville. TN 37201

# TRUSTEE QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID NUMBERS: |
|---|---|---|
| Nicole Robertson<br>15417 Fairford Avenue<br>Norwalk, CA 90650 | NEW OWNER | 092 03 0 159.00<br>092 03 0 158.00 |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, MELVIN A. MITCHELL, SUCCESSOR TRUSTEE OF THE MYRTLE L.A. JONES LIVING TRUST U/T/A DATED JULY 27, 2023, ("Grantor") by these presents does hereby quitclaim and convey upon NICOLE ROBERTSON, her heirs, successors and assigns all of Grantor's right, title and interest in certain property located in Davidson County, Tennessee (the "Property") more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 174 and 175, Block 9, on the plan of Heffernan Place, of record in Book 161, page 138, Registers Office of said County.
>
> Being the same property conveyed to Myrtle L.A. Jones and Melvin A. Mitchell, Trustees of the Myrtle L.A. Jones Living Trust u/t/a dated July 27, 2023 by quitclaim deed of record in Instrument No. 20230907-0070070, Davidson County, Tennessee Register of Deeds.
>
> This is improved property located at 2405 Albion Street, Nashville, TN 37208.

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

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

Grantor conveys in his fiduciary capacity only.

WITNESS his hand this 14th day of June, 2024.

Melvin A. Mitchell

MELVIN A. MITCHELL, SUCCESSOR
TRUSTEE OF THE MYRTLE L.A. JONES
LIVING TRUST U/T/A DATED JULY 27, 2023

ALL CAPACITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
COUNTY OF ORANGE )

On June 14th, 2024 before me, Robert Blake Hanley, personally appeared MELVIN A . MITCHELL who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. Hanley

Signature of Officer

ROBERT BLAKE HANLEY
COMM # 2451393
ORANGE County
California Notary Public
Comm Exp June 23, 2027

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C) as being the implementation of the distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).**