Karen Johnson Davidson County
Batch# 1157332 DEEDQC
07/12/2024 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052417

QUITCLAIM DEED

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 11 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-24-1612B

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bridget Mitchell and William Porter Mitchell, Jr, wife and husband	**Same as new owner**	
(NAME) **1612B Douglas Ave,**	(NAME)	**083-02-0U-002.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **BRIDGET MITCHELL f/k/a BRIDGET WINSTEAD,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BRIDGET MITCHELL AND WILLIAM PORTER MITCHELL, JR, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/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 situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1612 Douglas Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190821-0084161, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bridget Winstead, a single woman by Warranty Deed from Ramon Diaz, a married man of record in Instrument No. 20210205-0017176, Register's Office for Davidson County, Tennessee.

The said Bridget Winstead having since married. She is now known as Bridget Mitchell.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1612B Douglas Ave, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 11 day of July, 2024.

Bridget Mitchell f/k/a Bridget Winstead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bridget Mitchell f/k/a Bridget Winstead, 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 11 day of July, 2024 .

Notary ~~Public~~
My Commission Expires: 09.07.2026
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212



I, **Gabriel R. Lutz**, 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 **7/11/2024** (date of document).

Affiant Signature

Date **7/11/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **July**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027