THIS INSTRUMENT PREPARED BY: Doak Patton 306 Gay St Ste 120 Nashville, TN 37201

QUIT CLAIM DEED

Map and Parcel :040090A016.00

Karen Johnson
Batch # 1157375
07/12/2024 10:33:11 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240712-0052479

NAME & ADDRESS OF NEW OWNER , TAX BILL:

Watechia Lawless-Mitchell
729 Hardys Ct
Whites Creek, TN 37189

WITNESSETH, That FOR AND CONSIDERATION OF the sum of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, MARIO MONTEZ MITCHELL, AND WATECHIA LAWLESS ("Grantor"), does hereby quitclaim to Watechia Lawless-Mitchell("Grantees"):

1) All the interest it may possess in a certain parcel of real property comprising:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Whites Creek Manor, as of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Alireza Sheibani Madraji by Quitclaim Deed from Hamidreza Parsa, dated April 8, 2013, filed April 15, 2013, in Instrument No. 20130415-0037402, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Hamidreza Parsa by Quitclaim Deed dated May 13, 2012, in Instrument No. 20120516-0042409, said Register's Office, and further being a portion of the property conveyed to Best Built Construction, Inc., a Tennessee corporation by Warranty Deed dated December 11, 2006, in Instrument No. 20061221-0157225, said Register's Office.

Current Source of title: 20180925-0094939

IN WITNESS WHEREOF, MARIO MONTEZ MITCHELL, AND WATECHIA LAWLESS, has caused this instrument to be executed on this the 8TH day of July, 2024.

Mario Montez Mitchell

Watechia Lawless

ADRIC LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Adric Lane, a Notary Public in and for the aforesaid State and County, personally appeared MARIO MITCHELL, AND WATECHIA LAWLESS with whom I am personally acquainted and who acknowledged themselves to be the persons named within and that executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this, the 8 day of July, 2024.

Adric Lane
Notary Public

ADRIC LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
3-20-24

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 8 day of July, 2024.

Adric Lane
Notary Public

ADRIC LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADRIC LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY