Karen Johnson Davidson County
Batch# 1160631 DEEDQC
07/22/2024 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054923

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Katherine Seana Holloway 5203 Louisiana Avenue Nashville, TN 37209	New Owner	091 07 0 353.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **John Albert Mitchell,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Katherine Seana Holloway,** the **Grantee** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the North 100 feet of Lot Nos. 1106 and 1108 of Block 19 on the Plan No. 2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert L. Mitchell and Edwin Rust by Warranty Deed from Eillie Mae Dodson of record in Book 4429, page 341, Register's Office for Davidson County, Tennessee, dated July 2, 1970 and recorded on July 6, 1970.

Albert L. Mitchell died intestate on September 30, 2007, leaving as his heirs at law the following individuals: his wife, Marie W. Mitchell, also known as Frances Marie Mitchell, his adult child, John Albert Mitchell, and his adult child, Melissa Kurtz Blackburn (formerly known as Melissa Mitchell). Marie W. Mitchell, also known as Frances Marie Mitchell, died, intestate, on November 21, 2012, leaving as her heirs at law the following individuals: her adult child, Albert Mitchell, and her adult child, Melissa Kurtz Blackburn (formerly known as Melissa Mitchell).

This conveyance is made in order to correct the gap in the chain of title as to the North 100 feet of Lot No. 1108 of Block 19 on the Plan No. 2, West Nashville of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee. Reference to the North 100 feet of Lot No. 1108 was inadvertently omitted from the legal description contained in the conveyance deed from Albert L. Mitchell and wife, Marie W. Mitchell, and Edwin Rust and wife, Mildred Rust, to Jerry Travis, dated September 8, 1976 and recorded on September 16, 1976, of record in Book 5068, Page 901, said Register's Office. Said incorrect legal description remained in the subsequent deeds of record until the deed of record in Instrument No. 20120810-0071626, as corrected by Scrivener's Affidavit of record in Instrument No. 20120831-0078707, said Register's Office.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 5203 Louisiana Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 19 day of July, 2024.

John Albert Mitchell

STATE OF South Carolina)
COUNTY OF Charleston)

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

Witness my hand and official seal this the 19th day of July, 2024.

Notary Public

My Commission Expires: 5-28-2030

South Carolina

STATE OF ~~TENNESSEE~~
COUNTY OF Charleston

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19th day of July, 2024.

Notary Public

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/19/24 (date of document).

Affiant Signature

7/22/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025