THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-0629	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 31 day of July 2024. *Notary Public* *My commission expires:* 1.26.25 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

Name and Address of New Owner:
Kiwi Yank GP
422 Saint Norbert Drive
Danville, CA 94526

Karen Johnson Davidson County
Batch# 1164787 DEEDQC
08/01/2024 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240801-0058290

Send Tax Bills To:
CMG Mortgage Inc.
3160 Crow Canyon Rd., Suite 400
San Ramon, CA 94583

Street Address of Subject Property:
2656 Lakevilla Drive #14
Nashville, TN, 37217

Parcel ID:
149-03-0K-014.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey Robert Mitchel and wife Toni Mitchel**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Kiwi Yank GP,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Final Plat of Townview Lofts Condominiums, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Final Plat of Townview Lofts Condominiums, of record in Instrument No. 20200828-0097970,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 Jeffrey Robert Mitchel, married, by warranty deed of J Developments MT, LLC, a Tennessee limited liability company of record in Instrument

#20220127-0010015, Register's Office, Davidson County, TN dated January 12, 2022, recorded January 27, 2022. Being also commonly known as 2656 Lakevilla Drive #14, Nashville, TN 37217.

Being the same property conveyed to Jeffrey Robert Mitchel and wife Toni Mitchel, by quitclaim deed of Jeffrey Robert Mitchel, married of record in Instrument #20220127-0010017, Register's Office, Davidson County, TN dated January 12, 2022, recorded January 27, 2022.

WITNESS my hand this 18th day of July, 2024.

Grantor – Jeffrey Robert Mitchel

Grantor – Toni Mitchel

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeffrey Robert Mitchel and Toni Mitchel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 18th day of July, 2024.

NOTARY PUBLIC

My commission expires: Jan 15, 2028

KURT A. GROSSHEIDER
COMM. #2477065
Notary Public - California
Contra Costa County
My Comm. Expires Jan. 15, 2028

True Copy Certification

I, Yvette Meldrum, 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 July 31, 2024

Affiant Signature _____

July 31, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025