THIS INSTRUMENT PREPARED BY :Dana Nero 592 Judd Dr. Nashville, TN 37218

QUIT CLAIM DEED

Map and Parcel : 059 15 0 139.00

Karen Johnson
Batch # 1167570
08/12/2024 03:29:40 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240812-0060730

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 MITCHELL PRODUCTIONS INC. ("Grantor"), does hereby quitclaim to Watechia Lawless-Mitchell("Grantees"):

1) All the interest it may possess in a certain parcel of real property comprising: Situated and being in the County of Davidson ,State of Tennessee, to-wit: Land in Davidson County, Tennessee, being Lot No. 240 on the plan of Haynes Manor Subdivision, Section II as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee
2) Said Lot No.240 fronts 70.00 feet on the Southerly margin of Ringglod Drive, thence back 136.4 feet along the Westerly line and 144.4 feet along the Easterly line to a dead line in the rear measuring 94.4 feet thereon.
3) Being the same property conveyed to Mario Mitchell Productions Inc.by Warranty deed from Dana Laquana Nero and Jannie Delois Nero, recorded on November 13,2023. Jannie Delois Nero has since died interstate on December 11, 2016

Current Source of title: 20231113-0088132

IN WITNESS WHEREOF, MARIO MITCHELL PRODUCTIONS INC., has caused this instrument to be executed on this the 7TH day of AUGUST, 2024.

_____ (President)
Mario Mitchell Productions Inc.

INA M. MADDIX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ina M. Maddix a Notary Public in and for the aforesaid State and County, personally appeared MARIO MITCHELL of MARIO MITCHELL PRODUCTION INC. 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 8th day of August, 2024.

INA M. MADDIX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Ina M. Maddix
Notary Public

My Commission Expires:
May 8, 2028

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

STATE OF TENNESSEE

COUNTY OF Davidson

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

INA M. MADDIX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Ina M. Maddix
Notary Public