Karen Johnson
Batch # 1170253
08/15/2024 11:03:47 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240815-0062474

THIS INSTRUMENT WAS PREPARED BY:

This Instrument Prepared by:
EMILY C. GREEN, BPR No. 033317
JONES, GREEN, & TACKETT LAW, PLLC
110 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *office* | (615) 433-5103 *fax*
Emily.Green@JGTLegal.com

(From Information Supplied: No Title Examination)

State of TN)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Emily C. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th **DAY OF** August, **2024.**

Jennifer Guevara
NOTARY PUBLIC

6-25-25
My Commission Expires

JENNIFER GUEVARA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Mary Frizzell Trust, U/A 08/01/2024, Mary Ellen Frizzell, TTEE 85 Twin Street Nashville, TN 37209	Same	091 13 0 129.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARY ELLEN MIFFLIN, also known as MARY ELLEN FRIZZELL**, Grantor, of Davidson County, State of Tennessee, conveys and quitclaims unto Mary Ellen Mifflin, also known as Mary Ellen Frizzell, as Trustee of the **MARY FRIZZELL TRUST**, under agreement dated the 1st day of August, 2024, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in Book 11632, Page 606, Instrument Number 00011632-0000606, Register's Office for Davidson County, Tennessee, to wit:

> Being Lot Number 142 on the Map of West Nashville Heights, of record in Plat Book 332 at page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Mary Ellen Frizzell, a/k/a Mary Ellen Mifflin by Quit Claim Deed of Record in Book 8333, Page 327, Register's Office for said County.

Being the same property conveyed to Mary Ellen Frizzell and husband, Billy M. Frizzell, by record in Book 11632, Page 606, Register's Office for said County. Billy M. Frizzell having died on November 6, 2015.

And now, **MARY ELLEN MIFFLIN, also known as MARY ELLEN FRIZZELL**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest to Mary Ellen Mifflin, also known as Mary Ellen Frizzell, as Trustee of the **MARY FRIZZELL TRUST**, under agreement dated the 1 day of August, 2024, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, **MARY ELLEN MIFFLIN,** also known as Mary Ellen Frizzell, has hereunto set her hands on this the 1 day of August, 2024.

Mary Ellen Mifflin

MARY ELLEN MIFFLIN
Also known as Mary Ellen Frizzell
Grantor & Trustee

STATE OF UTAH)
COUNTY OF Weber)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ELLEN MIFFLIN**, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. **WITNESS** my hand and official seal, this the 1st day of August, 2024.

Andrea Chavez
NOTARY PUBLIC

ANDREA CHAVEZ
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 732745
MY COMMISSION EXPIRES ON
SEPTEMBER 25, 2027

09/25/2027
My Commission Expires