QUITCLAIM DEED

Karen Johnson
Batch # 1183691
09/19/2024 02:58:08 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240919-0072806

LB-QCD-24-64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 20 24.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard O. Mitchell and Tammie Laverne Evans	**Same as New Owner**	
(NAME)	(NAME)	**08303004100**
64 Creighton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD O. MITCHELL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RICHARD O. MITCHELL, AN UNMARRIED MAN AND TAMMIE LAVERNE EVANS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County Tennessee, being Lot. No. 28 on the Plan of Scott Avenue Annex, of record in Book 2331, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot NO. 28 fronts 50 feet on the southerly margin of Creighton Avenue and runs back 131.9 feet on the westerly side and 156.1 feet on the easterly side to a dead line in the rear on which it measures 72.0 feet.

Being the same property conveyed to Laura B. Mitchell by Quitclaim Deed from Richard O. Mitchell, of record in Instrument No. 20080123-0006961, Register's Office for Davidson County, Tennessee.

Laura B. Mitchell died on August 6th, 2024 without leaving a Will. She was survived by her spouse, Richard O. Mitchell, and no children as evidenced by Affidavits of Heirship of record in Instrument Nos. 20240823-0065057 and 20240823-0065058.

Being the same property conveyed to Richard O. Mitchell, and wife, Laura B. Mitchell by deed from Maggie Lee Taylor, being of record in Book 4639, Page 546, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **64 Creighton Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 13 day of Sept., 2024.

Rev. Richard O Mitchell

Richard O. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD O. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212