Karen Johnson
Batch # 1192339
10/10/2024 11:47:27 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20241010-0078763

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Vanessa V. Mitchell	Vanessa V. Mitchell	Map 050 03 0B
1050 Mulberry Way	984 Emily Ave	Parcel 026.00
Nashville, TN 37207	Rohnert Park, CA 94928	

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Beverley E. Valentine (hereinafter referred to as "Grantor") through her Power of Attorney, retains a life estate and does hereby assign, transfer, convey and quitclaim unto Vanessa V. Mitchell (hereinafter referred to as "Grantee"), an undivided fee simple interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26, on the Plan of Mulberry Downs, Phase I-A, as shown on plat of record in Plat Book 6900, page 940, amended in Plat Book 7900, pages 84, 85 and 86 and in Plat Book 7900, page 442, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Richard Parker and wife, Ruth Parker, by Deed of Record in Book 8231, Page 761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

For further reference to this real property, look at the Affidavit of Heirship recorded in Book ✳__, Page ____, Register of Deeds Office, Davidson County, Tennessee. ✳ 20241010 0078762

The Affidavit of Heirship by Ophelia Seay will confirm the vesting of title to the real property located 1050 Mulberry Way, Nashville, Davidson County, Tennessee 37207, to Beverley E. Valentine after the death of Andrew J. Valentine, Jr.

The Grantor hereby retains a life estate interest for her life in the above-described real property.

The Grantee, subject to the Life Estate reserved by Grantor, shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This is improved property known as 1050 Mulberry Way, Nashville, Tennessee 37207

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Vanessa V. Mitchell

VANESSA V. MITCHELL, Power of Attorney of Beverley E. Valentine

STATE OF CALIFORNIA)
COUNTY OF SONOMA)

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

_____
NOTARY PUBLIC
My Commission Expires: _____

SEE ATTACHED NOTARY

STATE OF _____)
COUNTY OF _____)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $0.

Vanessa V. Mitchell

VANESSA V. MITCHELL, Power of Attorney of Beverley E. Valentine

Subscribed and sworn to before me on this _____ day of _____ 2024.

_____
NOTARY PUBLIC
My Commission Expires: _____

SEE ATTACHED NOTARY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SONOMA

Subscribed and sworn to (or affirmed) before me on this 30TH day of SEPTEMBER, 2024, by VANESSA V. MITCHELL,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

RICHARD LEROY DERBY
COMM. # 2470010
SONOMA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
NOVEMBER 07, 2027

(Seal) Signature

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SONOMA)

On SEPTEMBER 30TH, 2024 before me, RICHARD LEROY DERBY NOTARY PUBLIC
(insert name and title of the officer)

personally appeared VANESSA V. MITCHELL,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RICHARD LEROY DERBY
COMM. # 2470010
SONOMA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
NOVEMBER 07, 2027

Signature _____ **(Seal)**