Karen Johnson Davidson County
Batch# 1218323 DEEDQC
12/19/2024 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241219-0098661

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Patricia Maura Mixon Patricia Maura Mixon, Affiant Subscribed and sworn to before me, this 16th day of December, 2024. Notary Public My Commission Expires: 7/6/26

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Patricia Maura Mixon PO Box 150812 Nashville TN 37215-0812	SAME	104 01 0 013.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia Maura Mixon**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Patricia Maura Mixon, Trustee of the Patricia Maura Mixon Living Trust, established by the Revocable Trust Agreement of Patricia Maura Mixon dated August 8, 2006**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of December, 2024.

Patricia Maura Mixon

Patricia Maura Mixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Maura Mixon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of December, 2024.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2027

_____
Notary Public

EXHIBIT A

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 42 on the Second Revision of Valley View Subdivision, Section 1, as of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 57 feet on the southerly margin of Lookout Drive and runs back between lines, 102.69 feet on the easterly line and 101.26 feet on the westerly line to a line in the rear on which it measures 57 feet.

Being the same property conveyed to Patricia Maura Mixon, individually, by deed from James Christopher Mixon, individually and also in his capacity as Trustee of the Trustee of The James Christopher Mixon Living Trust dated August 8, 2006, of record as Instrument No. 20231117-0089747, Register's Office for Davidson County, Tennessee.

This is improved property known as 3815 Lookout Drive, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 12/16/24.

12/19/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

