Karen Johnson Davidson County
Batch # 1218431 DEEDQC
12/19/2024 02:05:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241219-0098806

PREPARED BY:
Asa Mimms
3405 Batavia Street
Nashville, Tennessee 37209

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map & Parcel Number:
Asa Mimms 3405 Batavia Street Nashville, Tennessee 37209	Asa Mimms 3405 Batavia Street Nashville, Tennessee 37209	092-05-0-249.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid to Grantor (as defined below) pursuant to the Marital Dissolution Agreement between Grantor and Grantee (as defined below) dated October 21, 2024, the receipt of which is hereby acknowledged, Steven Charles Mount (f/k/a Steven Mount-Mimms), the "Grantor," by these presents does hereby quitclaim and convey unto Asa Mimms (f/k/a Emily Mimms and Emily Mount-Mimms, respectively, the 'Grantee'), their heirs, successors and assigns, all of his right, title and interest in and to the following described real property (the "Interest"):

> Being Lot Number 67 on the plan of College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Asa Mimms (f/k/a Emily Rose Mimms) and Steven Charles Mount by warranty deed from Whole Loan Trust 2010 LLC, of record in Instrument No. 20110525-0040184, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3405 Batavia Street, Nashville, Tennessee 37209.

Grantor represents and warrants that he is the sole and exclusive owner of the Interest and that he has not assigned or encumbered any of his rights in or to the Interest in any manner other than the lien thereon granted Miriam Perry Mimms in the Deed of Trust dated May 20, 2011, of record in Instrument 20110525-0040185, Register's Office for Davidson County, Tennessee, and real property taxes for 2024 accrued in the normal course.

Witness my hand this 19 day of December, 2024.

GRANTOR:

STEVEN CHARLES MOUNT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared STEVEN CHARLES MOUNT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 19th day of December, 2024.

Notary Public

ZAIA THOMBRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: 5-9-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2024.

Notary Public

Commission Expiration Date: 5-9-2026

ZAIA THOMBRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026