Karen Johnson Davidson County
Batch # 1240285 DEEDQC
02/24/2025 01 58 06 PM 2 pgs
Fees $12 00 Taxes $0 00

20250224-0013569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Yvonne C. Mitchell
Affiant

JAD A DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Yvonne C. Mitchell Revocable Living Trust	**Same**	**116-13 0 025.00**
(NAME) **116 Haverford Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Yvonne C. Mitchell, widowed,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Yvonne C. Mitchell, Trustee of the Yvonne C. Mitchell Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Yvonne C. Mitchell Revocable Living Trust, Dated January 28, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County-, Tennessee being Lot No 7 on the Plan of West Meade Farms, Section III, of record in Book 1835, page 4, Register's Office for said County

Said Lot No 7 fronts 84 feet on the northerly side of Haverford Drive and extends back 202.6 feet on the westerly line and 172 3 feet on the easterly line to a dead line in the rear on which it measures 132 feet

Being the same property conveyed to Mrs. Jo S Fox, for and during her natural life, and on her death then the remainder in fee unto Brenda Fox Smith, by deed from Robert L Burnet and wife, Helen H Burnet, of record in Book 3824, page 590, said Register's Office

Being the same property conveyed to Thomas C Mitchell and wife, Yvonne C Mitchell, by Warranty Deed dated November 30, 1965, from Mrs Jo S Fox and Brenda Fox Smith, of record in Book 3970, Page 521, Register's Office for Davidson County, Tennessee

The said Thomas C Mithcell having predeceased his wife in death on October 23, 2009, leaving Yvonne C Mitchell as sole tenant.

This Conveyance is made subject to

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities

Previous conveyance included in legal description

Unimproved ( )
This is improved (X) property, known as: **116 Haverford Drive, Nashville, Tennessee 37205**

Witness our hands, this the 28th day of January, 2025.

Yvonne C. Mitchell
YVONNE C. MITCHELL

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 **YVONNE C. MITCHELL** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of January, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026