THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1249231 DEEDQC
03/21/2025 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250321-0021468

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

EQUITABLE TRUST COMPANY, as Trustee of the PGP Revocable Property Trust under agreement dated November 22, 2023, Affiant

By: _____
Printed Name: Stephanie J. Edwards
Its: Vice President

Subscribed and sworn to before me, this 21st day of March, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

_____
Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Equitable Trust Company, as Trustee of the PGP Property Trust 4400 Harding Pike #310 Nashville, TN 37205	Equitable Trust Company, as Trustee of the PGP Property Trust 4400 Harding Pike #310 Nashville, TN 37205	145-000-0-116.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Elise Smith Mitchell, Trustee of the ELISE SMITH MITCHELL TRUST under agreement dated September 10, 2012, as to a one-half undivided interest, and Banford Raye Mitchell, Jr., Trustee of the BANFORD RAYE MITCHELL, JR. TRUST under agreement dated September 10, 2012, as to a one-half undivided interest** (collectively, the "Grantor"), hereby forever quitclaim, release, and convey unto **Equitable Trust Company, Trustee of the PGP REVOCABLE PROPERTY TRUST under**

agreement dated November 22, 2023, and its successors and assigns (the "Grantee"), all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

A Tract of Land in Davidson County, Tennessee, Being Tract No. 5 on the Survey by Barge, Waggoner, Sumner, & Cannon, file No. 6956, dated March 1979, and identified at the time of this conveyance as Tax Map 145-0-116, and described as follows:

Beginning at a point in the Southwest margin of Tyne Boulevard, said point being the common corner of the tract described herein and Tyne Hill Estates of record in Book 4175, page 27, Register's Office for Davidson County, thence with the common line between same, South 27 degrees 36 minutes West, 822.86 feet to a point, thence North 72 degrees 17 minutes West, 234.89 feet to a point, thence South 61 degrees 44 minutes West, 153.64 feet to an iron pin, thence with the common line with that tract conveyed to Fleming W. Smith, Jr. et ux, by instrument of record in Book 3792, page 76, said Register's office, South 41 degrees 43 minutes West, 247.57 feet to a point in the line of that tract conveyed to J.W. Rowland, Jr et ux, by instrument of record in Book 4575, page 546, said Register's office, thence with the common line of same and this tract North 58 degrees 42 minutes West, 120.00 feet, more or less, to a point, said point being the common Southerly corner of this tract and Tract No. 4 as shown on the same said survey, thence with the common line between said Tracts 5 and 4, North 35 degrees 30 minutes East 1301.32 feet to a point in the Southwest margin of Tyne Boulevard; thence with said margin South 50 degrees 38 minutes East,161.73 feet to a point, thence South 50 degrees 47 minutes East, 163.86 feet to the point of beginning, containing 9.1 acres, more or less, according to said survey.

Being the same property conveyed by Elise Smith Mitchell and Banford Raye Mitchell, wife and husband, to Elise Smith Mitchell, Trustee of the Elise Smith Mitchell Trust dated September 10, 2012 a one-half undivided interest, and to Banford Raye Mitchell, Trustee of the Banford Raye Mitchell, Jr. Trust dated September 10, 2012, a one-half undivided interest, by Quitclaim deed dated September 22, 2022, of record as Instrument No. 20220923-0105938, in the Register's Office for Davidson County, Tennessee. Also the same property previously conveyed to Elise Smith Mitchell and Banford Raye Mitchell, wife and husband, from Charles L. Irby, married, by Warranty Deed dated September 22, 2022, of record as Instrument No. 20220923-0105804, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument No. 20220923-0105805, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated September 22, 2022, from Elise Smith Mitchell and Banford Raye Mitchell, wife and husband, to Rocket Mortgage LLC, in the original principal amount of Three Million ($3,000,000.00) Dollars.
2. All easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property commonly known as 1817 Tyne Boulevard, Nashville, Tennessee 37215.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 18th day of March, 2025.

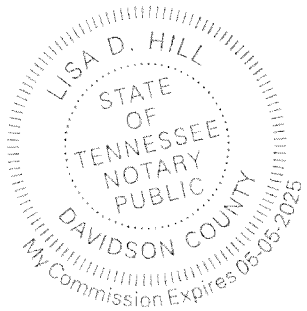
ELISE SMITH MITCHELL, Trustee of the Elise Smith Mitchell Trust under agreement dated September 10, 2012

BANFORD RAYE MITCHELL, JR., Trustee of the Banford Raye Mitchell, Jr. Trust under agreement dated September 10, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELISE SMITH MITCHELL, Trustee of the Elise Smith Mitchell Trust under agreement dated September 10, 2012** and **BANFORD RAYE MITCHELL, JR., Trustee of the Banford Raye Mitchell, Jr. Trust under agreement dated September 10, 2012**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath state that they have executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 18th day of March, 2025.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 March 21, 2025.

3/21/2025
Date

Paul C Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of March, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

