Karen Johnson Davidson County
Batch# 1263049 DEEDQC
04/22/2025 11:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250422-0030657

2/4

File No: ARS-113444
Grantor's Loan No. 10432021

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Barbara Mitchell, 1301 Union Court, Nashville, TN 37207

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 050-03-0-106

QUITCLAIM DEED

Barbara Mitchell AKA Barbara Jean Mitchell, surviving spouse of Earnest Allen Mitchell who passed from this life on 5/28/2020 as evidenced by the attached Certificate of Death ("Grantor"), of **1301 Union Court, Nashville, TN 37207**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Barbara Mitchell,** an unmarried woman ("Grantee"), whose tax mailing address is **1301 Union Court, Nashville, TN 37207,** with quitclaim covenants, his/her/their interest in the following described real estate:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-Wit:

Land in Davidson County, Tennessee, being Lot No. 76 Bellshire Terrace, Section 2, as of record in Book 6250, Pages 673 and 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property Address is: 1301 Union Court, Nashville, TN 37207

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 88745, Official Record Book 7421 Page 407 in the Register's Office of ~~Anderson~~ Davidson County, Tennessee.

Parcel ID: 050-03-0-106

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 24, march, 2025:

Barbara Mitchell AKA Barbara Jean Mitchell

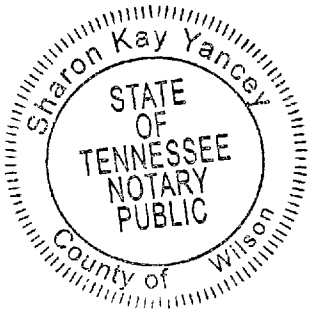
Barbara Mitchell AKA Barbara Jean Mitchell

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Barbara Mitchell**, personally known to me, or has produced Drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of March, 2025.

Sharon Kay Yancey
Notary Public



SKY

Exp: 04-22-2028

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

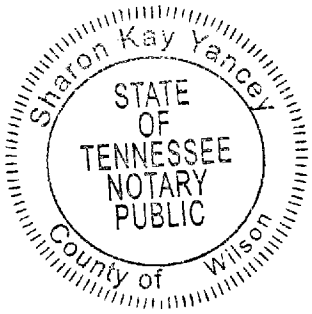
Barbara Mitchell
Affiant

Subscribed and sworn to before me on this the 24 day of March, 2025.

Sharon Kay Yancey
Notary Public

My Commission Expires: 04-22-2028

SEAL



STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 032338

1. Decedent's Legal Name: ERNEST ALLEN MITCHELL		2. Sex: MALE	3. Date of Death: 05/28/2020
4. Time of Death (Approx.): 12:50 PM	5a. Age: 73	6. Date of Birth: 07/31/1946	7. Birthplace: NASHVILLE, TN
8a. Place of Death: INPATIENT			
8b. Facility Name: TRISTAR SKYLINE MEDICAL CENTER		8c. City or Town: NASHVILLE	8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): BARBARA SEATS	11a. Decedent's Usual Occupation: TRUCK DRIVER	11b. Kind of Business/Industry: TRUCK DRIVER
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Street and Number: 1301 UNION COURT	13e. Inside City Limits?: YES	13f. Zip Code: 37207	[illegible]: YES
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: BLACK OR AFRICAN AMERICAN	
18. Father's Name: ERNEST ALLEN		19. Mother's Name Prior to First Marriage: ANNIE MAE MITCHELL	
20a. Informant's Name: BARBARA MITCHELL	20b. Relationship to Decedent: WIFE	20c. Mailing Address: 1301 UNION COURT, NASHVILLE, TN 37207	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: HIGHLAND HILLS FUNERAL HOME &	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ GEORGE M. BAKER JR	22b. License Number: 4695	22c. Signature of Embalmer: ▶	22d. License Number:
23a. Name and Address of Funeral Home: HIGHLAND HILLS FUNERAL HOME AND CREMATORY, 2422 BRICK CHURCH PIKE, NASHVILLE, TN 37207-4406			23b. License Number: 1258
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 06/04/2020	

26. Certifier

26a. ☑ **PHYSICIAN** - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ **MEDICAL EXAMINER** - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a. Certifier: ▶ /e/ BRENT VAZIRI	27b. License Number: 046112	27c. Date Signed: 06/04/2020
27d. Name and Address: BRENT VAZIRI 3443 DICKERSON PIKE SUITE 680, NASHVILLE, TN 37207		

28. Part I ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. VENTRICULAR TACHYCARDIA	
	b. CONGESTIVE HEART FAILURE	
	c. END STAGE RENAL DISEASE	
	d.	

Part II OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: UNKNOWN	32. If Female,	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

PH-1659 (Rev. 8-2017) RDA 10112

12094137

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 0 9 4 1 3 7

Date Issued: Jun-05-2020

CERTIFICATION OF VITAL RECORD

20250422003065?

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 3/24/2025 (date of document).

Affiant Signature

4/15/2025
Date

State of California

County of Placer

Sworn to and subscribed before me this 15th day of April, 2025.

MGC1 J. PAGONIS COMM. # 2441315 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES MAR. 14, 2027 MGC1

Notary Public:

My Commission Expires: 3.14.27

NOTARY'S SEAL