Karen Johnson Davidson County
Batch# 1269172 DEEDQC
05/06/2025 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035185

QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF APRIL, 2025.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s:
Michael S. Mitchell and Terri M. Mitchell, Co-Trustees of the Mitchell Family Revocable Living Trust Agreement dated August 26, 2024. 7108 New Hope Road Fairview, TN 37062	SAME ADDRESS AS NEW OWNER	Map: 91-5 Parcel – 25 NEW PARCEL #s: Unit C: 091-07-1G-003.00 Unit D: 091-07-1G-004.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Michael Mitchell, ("Grantor")**, by these presents, quitclaims, grants, and conveys unto **Michael S. Mitchell and Terri M. Mitchell, Co-Trustees of the Mitchell Family Revocable Living Trust Agreement dated August 26, 2024 ("Grantees")**, their heirs and assigns, any and all right, title, and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Lot 1123 **(Parcel#: 091-71-1G-003.00 – 5214-A Louisiana Ave., Nashville, TN 37209**
Parcel#: 091-71-1G-004.00 – 5214-B Louisiana Ave., Nashville, TN 37209)

Land in Davidson County, Tennessee, Being Units C & D, together with the appurtenant interest in the private elements, limited common elements and common elements of 5212 LOUISIANA AVENUE TOWNHOMES A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS as recorded in Instrument No. 20170626-0064096 and Amended in Instrument No. 20170628-0064855 Register's Office for Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1123 of Block 26, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 60 feet on the northerly side of Louisiana Avenue, and run back between parallel lines, Lot No.1123 running back along the easterly margin of 53rd A venue, North, 150 feet to an alley.

Subject to any restrictions, covenants, conveyances, easements and right of ways both of and no of record.

Being the same property conveyed to Michael Mitchell, by Deeds of Record in Instrument Nos. 20160912-0095395 and 20160722-0075457 Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 1st day of April, 2025.

Michael Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, before me personally appeared **Michael Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires: 11-5-25

This is a tax exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C).

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 April 1, 2025 (date of document).

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

