Karen Johnson Davidson County
Batch# 1269173 DEEDQC
05/06/2025 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035186

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 29, 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:	PARCEL ID:
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: 91-7 PARCELS: 42 & 43

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Michael Shawn 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 and Kristy Lynne Goode, as Tenants in Common ("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:

TRACT I:

LAND in Davidson County, Tennessee, being Lot Nos. 1017-1019 in Block 25 of Plan No. 2, West Nashville, Tennessee, as of record in Book No. 57, Pages 172 and 173, Register's Office for said County.

SAID Lot Nos. 1017-1019 adjoin and front 25 feet each on the north side of Louisiana Avenue and extend back between parallel lines 150 Feet to an alley.

TRACT II:

BEING Lot Nos. 1021 and 1023, Block No. 25, Plan No. 2, West Nashville, Tennessee, as of record in Book 57, Pages 172 and 173, Register's Office for said County.

SAID Lot Nos. 1021 and 1023 front together 60 feet on the northerly side of Louisiana Avenue and run back between parallel lines with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley measuring 60 feet thereon.

Subject property is improved property known as 5110 and 5114 Louisiana Ave., Nashville, TN 37209.

Being the same property conveyed to Michael Shawn Mitchell and Kristy Lynne Goode, Tenants in Common by Personal Representative's Deed from Michael Shawn Mitchell, Personal Representative for the Estate of John Thomas Mitchell dated September 13, 2022 and recorded on September 23, 2022 in Register's Office of 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 Shawn Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, before me personally appeared **Michael Shawn 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).



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

