Karen Johnson Davidson County
Batch# 1269174 DEEDQC
05/06/2025 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035187

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: 91-7 Parcel – 41 NEW PARCEL #s: Unit A: 091-07-0-456.00 Unit B: 091-07-0-041.00

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:

Land in Davidson County, Tennessee, being Lots Nos. 1101 and 1103 of Block 26, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 1101 fronts 35 feet on the northerly side of Louisiana Avenue, and runs back between parallel lines with the westerly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to Michael Mitchell from Michael Mitchell, by Quitclaim Deed of record in Instrument No. 20160912-0095394 Register's Office for Davidson County, Tennessee.

AND

Said Lot No. 1103 fronts 25 feet on the northerly side of Louisiana Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Michael Mitchell from Carol C. Hayes and Linda C. Charlton, by Warranty Deed of record in Instrument No. 20091229-0118092 Register's Office for Davidson County, Tennessee.

This is improved property known as: 5200-A and 5200-B Louisiana Ave., Nashville, TN 37209.

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).



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

