Karen Johnson Davidson County
Batch# 1269178 DEEDQC
05/06/2025 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035191

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 FRIM, 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	091-09-0-122.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Michael Mitchell and Terri Mitchell ("Grantors")**, 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 ("Grantee")**, 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 the Westerly part of Lot No. 51 and part of Lot No. 2 on the Plat of T.M. Nall's Subdivision of Lots Nos. 18, 19 & 20 of the BJ Cockrill Farm, as of record in Book 421, Page 63, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the Northerly margin of Deal Avenue at a point 145 feet Westerly from the Northwest corner od said Deal Avenue and Elaine Street; thence Northwardly and parallel with Elaine Streer 150 feet, more or less, to the Southern boundary line of the property conveyed to William Joyce Ferrell and wide, by deed from C.A Hays and wife, of record in Book 2017, Page 370, said Register's Office, said point being also in the Western boundary line of the property conveyed to Dorris G. Ford and wife, by deed of correction from C.A. Hays and wife, of record in Book 1428, Page 369 Register's Office; thence with the Southern boundary line of the said Ferrell property and the property conveyed to William G. Threet and wife, by deed from C.A. Hays and wife, of record in Book 1583, Page 139, said Register's Office, Westwardly 56 feet, more or less, to the Northeast corner od the property conveyed to Coleman Larue by deed from Linnie Collins of record in Book 2103, Page 381, said Register's Office; thence

with the Easterly line of the said Larue property Southwardly 150 feet to the Northerly margin of Deal Avenue; thence with said Avenue Eastwardly 53 feet to the beginning.

BEING the same property conveyed to Michael Mitchell and Terri Mitchell by Substitute Trustee's Deed from Trustee Management Company, Substitute Trustee, recorded July 22, 2016 in Register's Office for Davidson County, Tennessee.

Also known as 5902 Deal Avenue, 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 Grantors have hereunto set their hands on this the 1st day of April, 2025.

Michael Mitchell

Terri Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, before me personally appeared **Michael Mitchell and Terri Mitchell**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their 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

FRANK S PEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027