Karen Johnson Davidson County
Batch# 1269184 DEEDQC
05/06/2025 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250506-0035203

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	91-10-236

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Terri Michelle 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 ("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 50 feet of the easterly 248 feet of the northerly 150 feet of Block No. 16 on the Plan of B. F. Cockrill's Farm, of record in Book 161, Pages 134 and 135, Register's Office for said County, known as 5809 Robertson Road.

Being Lot No. 1 on the unrecorded subdivision of part of said Block No. 16 and the westerly 108 feet of the easterly 258 feet of the southerly part of said Block No. 16 on the Map of B. F. Cockrill's Farm, being Lot No. 5 on the unrecorded subdivision of said Block No. 16 described together according to a survey made by Geo. W. Watkins, Surveyor, April 21, 1953, as follows:

Beginning in the center of Robertson Avenue, at a point 208 feet west of the center line of Synder, formerly Foster Avenue, being the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said two lots, southwardly 150 feet to the northerly line of said Lot No. 5; thence with the said line, eastwardly 54 feet to the southeast corner of the property conveyed to 1.09 Baker and wife, by deed from Jay

Cross and wife, of record in Book 2245, Page 598, said Register's office; thence with said Baker's easterly line, northwardly 1.1 feet to the southwest corner of the property conveyed to Vallis Rubin Alexander and wife, by deed from Jay Cross and wife, of record in Book 2200, Page 5 said Register's office; thence with the southerly line of said Alexander property, eastwardly 4 feet to the northwest corner of the second tract conveyed to Arthur Sender and wife, by deed from Jay Cross and wife, of record in Book 2147, Page 371, said Register's office; thence with the westerly line of said Sender property, southwardly 100 feet; thence westwardly 100 feet, thence northwardly 248.9 feet to the center of Robertson Avenue; thence with the center of said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Terri Michelle Mitchell by Quitclaim Deed from Carol Bessire dated November 5, 2013 and recorded November 13, 2013 as Instrument No. 20131113-0117036, in the Register's Office for Davidson County, Tennessee.

Subject property is improved property known as 5809 and 0 Robertson Ave., Nashville, TN 37062.

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 her hand on this the 1st day of April, 2025.

Terri Michelle Mitchell

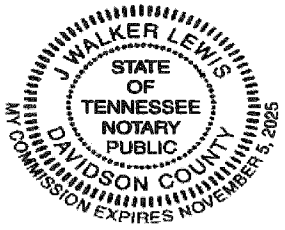
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, before me personally appeared **Terri Michelle 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 she executed the same as her 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

