Karen Johnson Davidson County
Batch # 1306509 DEEDQC
08/06/2025 04:11:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250806-0062572

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Vanessa V. and Mario Mitchell
984 Emily Avenue
Rohnert Park, CA 94928

SEND TAX BILLS TO:
Same

MAP/PARCEL NO:
Map 050 03 0B
Parcel 026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Vanessa V. Mitchell (hereinafter referred to as "Grantor") does hereby assign, transfer, convey and quitclaim unto Vanessa V. Mitchell and Mario Mitchell, husband and wife, (hereinafter referred to as "Grantees"), an undivided fee simple interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26, on the Plan of Mulberry Downs, Phase I-A, as shown on plat of record in Plat Book 6900, page 940, amended in Plat Book 7900, pages 84, 85 and 86 and in Plat Book 7900, page 442, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Richard Parker and wife, Ruth Parker, by Deed of Record in Book 8231, Page 761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for current year.

For further reference to this real property, look at the Affidavit of Heirship Instrument No.: 202410100078762, Register of Deeds Office, Davidson County, Tennessee.

BEING the same property conveyed to Vanessa V. Mitchell by Beverly E. Valentine by Quitclaim Deed, Instrument No.: 20241010-0078763 dated October 10, 2024, Register's Office for Davidson County, Tennessee.

The Grantees shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This is improved property known as 1050 Mulberry Way, Nashville, Tennessee 37207

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Vanessa V. Mitchell
VANESSA V. MITCHELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanessa V. Mitchell, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Travenia A Holden
NOTARY PUBLIC

My Commission Expires: 2-26-2029

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $0.

Vanessa V. Mitchell
VANESSA V. MITCHELL

Subscribed and sworn to before me on this 5th day of August 2025.

Travenia A Holden
NOTARY PUBLIC

My Commission Expires: 2-26-2029

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY