EXECUTOR'S QUITCLAIM DEED

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 2025.

Notary Public

MY COMMISSION EXPIRES: May 9, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Betty J. Marshall	**New Owner**	**135140C01200CO**
(NAME)	(NAME)	
720 Vanguard Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1321376 DEEDQC
09/12/2025 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250912-0072835

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **BETTY J. MARSHALL AS THE EXECUTOR OF THE ESTATE OF L.V. MITCHELL,** (DAVIDSON COUNTY PROBATE COURT CASE NUNBER 25P1241), HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **BETTY J. MARSHALL**, INDIVIDUAL, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE ESTATE'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 12 on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to L.V. Mitchell by warranty deed from Todd Ashley Porter, and wife, Valerie Porter of record 20010405-0033409, Register's Office for Davidson County, Tennessee.

L.V. Mitchell died on August 5, 2013.

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) Declaration of Covenants, Conditions, and Restrictions of record in Book 9525, Page 187, and amended in Book 9647, Page 72. 3) Declaration of Easement in Book 9653, Page 153. 4) Storm Water Detention Agreement of record in Book 6594, Page 983. 5) Strom Water Detention, Joint Maintenance Agreement of record in Book 6865, Page 79. 6) Storm Water and Drainage Easement of record in Book 9195, Page 125. 7) By-Laws of Ransom Village Homeowners Association of record in Book 9525, Page 210, Register's Office for Davidson County, Tennessee. 8) All matters appearing on Plat of record in Book 7900, Page 833 and 834, Register's Office for Davidson County, Tennessee.

This property is improved property known as 720 Vanguard Place, Antioch, Tennessee 37013-0000.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 17th day of August 2025.

Betty J. Marshall

Betty J. Marshall, *Executor Of The Estate Of L.V. Mitchell*

STATE OF Georgia
COUNTY OF Cobb/Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty J. Marshall,** as Executor of the Estate of L.V. Mitchell, the within named grantor, 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.

Witness my hand and official seal, this the 17 day of August 2025.

Jessie J Colvin Sr

Notary Public

My Commission Expires:

May 11, 2028



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 08/12/25.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 09-09-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 09-09-2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

