QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MITCHELL ALEXANDER LAPPS AND EMILY BALDRIDGE	**SAME**	
(NAME)	(NAME)	
3620 DONNA KAY DRIVE		**134-09-0-092.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MITCHELL ALEXANDER LAPPS, UNMARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: MITCHELL ALEXANDER LAPPS, UNMARRIED MAN, AND EMILY BALDRIDGE, UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF PHASE ONE, SECTION THREE, WOODLAND HILLS OF RECORD IN PLAT BOOK 6900, PAGE(S) 666 THROUGH 669, INCLUSIVE, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL ALEXANDER LAPPS, UNMARRIED MAN, BY WARRANTY DEED FROM JORGE GONZALEZ, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20220311-0028219, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 28, 2022 AND RECORDED ON MARCH 11, 2022.

This is Improved Property commonly known as:3620 Donna Kay Drive, Nashville, TN 37211.

Karen Johnson Davidson County
Batch# 1337237 DEEDQC
10/22/2025 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251022-0084213

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 22nd day of October, 2025.

MITCHELL ALEXANDER LAPPS

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Mitchell Alexander Lapps, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2025.

Notary Signature

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **October 22, 2025**.

Date

Affiant Signature

October 22, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

