Karen Johnson
Batch # 1338926
10/28/2025 09 15 20 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20251028-0085545

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SAMEER CHHABRIA
LAW OFFICES OF SAMEER CHHABRIA
300 SAUNDERS RD
STE 100
RIVERWOODS, IL 60015

OWNER (SEND TAX BILLS TO):

JEFFREY MITCHELL, TRUSTEE
RACHEL MITCHELL, TRUSTEE
2201 CHICKERING LANE
NASHVILLE, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY LAYNE MITCHELL, II and RACHEL LYNN MITCHELL, husband and wife (herein, "Grantor"), whose address is 2201 Chickering Lane, Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to (a) JEFFREY MITCHELL AND RACHEL MITCHELL, TRUSTEES, or any successors in trust, under the JEFFREY MITCHELL LIVING TRUST dated November 25, 2024, and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, and (b) RACHEL MITCHELL AND JEFFREY MITCHELL, TRUSTEES, or any successors in trust, under the RACHEL MITCHELL LIVING TRUST dated November 25, 2024, and any amendments thereto, as to an undivided one-half (1/2) interest in the property described herein, as tenants by the entirety (together herein, "Grantee"), each of whose address is 2201 Chickering Lane, Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2201 Chickering Lane, Nashville, TN 37215

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 144-14-0-005.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ
C/O U S. DEEDS, P A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 6 day of October, 2025

GRANTOR:

Jeffrey Layne Mitchell, II

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. Jeffrey Layne Mitchell, II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of October, 2025

[Affix Notary Seal]

ASHLEE IGNOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/06/2029

GRANTOR:

Rachel Lynn Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rachel Lynn Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 6 day of October, 2025

[Affix Notary Seal]

ASHLEE IGNOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/06/2029

Grantee:

RACHEL MITCHELL LIVING TRUST dated November 25, 2024

Rachel Mitchell

Rachel Mitchell, Trustee

Subscribed and sworn to under oath before me, this 6 day of October, 2025 by Rachel Mitchell, as Trustee of the RACHEL MITCHELL LIVING TRUST dated November 25, 2024

Ashlee Ignowski

SIGNATURE OF NOTARY PUBLIC

My commission expires: 03/06/2029

[Affix Notary Seal]



Grantee:

RACHEL MITCHELL LIVING TRUST dated November 25, 2024

Jeffrey Mitchell

Jeffrey Mitchell, Trustee

Subscribed and sworn to under oath before me, this 6 day of October, 2025 by Jeffrey Mitchell, as Trustee of the RACHEL MITCHELL LIVING TRUST dated November 25, 2024

Ashlee Ignowski

SIGNATURE OF NOTARY PUBLIC

My commission expires: 03/06/2029

[Affix Notary Seal]



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is TEN AND 00/100 Dollars ($10 00).

Grantee:

JEFFREY MITCHELL LIVING TRUST dated November 25, 2024

Jeffrey Mitchell, Trustee

Subscribed and sworn to under oath before me, this 6 day of October, 2025 by Jeffrey Mitchell, as Trustee of the JEFFREY MITCHELL LIVING TRUST dated November 25, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires. 03/06/2029

ASHLEE IGNOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Grantee:

JEFFREY MITCHELL LIVING TRUST dated November 25, 2024

Rachel Mitchell, Trustee

Subscribed and sworn to under oath before me, this 6 day of October, 2025 by Rachel Mitchell, as Trustee of the JEFFREY MITCHELL LIVING TRUST dated November 25, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/06/2029

ASHLEE IGNOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 AND LOT NO. 22 ON THE PLAN OF CHICKERING VALLEY, OF RECORD IN BOOK 2331, PAGES 121, 122 AND 123, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 229 7 FEET ON THE SOUTHWESTERLY SIDE OF CHICKERING LANE AND RUNS BACK BETWEEN LINES, 561.6 FEET ON THE SOUTHEASTERLY LINE AND 562 FEET ON THE NORTHWESTERLY LINE TO A POINT, AND BEING TRIANGULAR IN SHAPE.

SAID LOT NO. 22 FRONTS 183 FEET ON THE SOUTHWESTERLY SIDE OF CHICKERING LANE AND RUNS BACK BETWEEN LINES, 722 7 FEET ON THE SOUTHEASTERLY LINE AND 832.3 FEET ON THE NORTHWESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IS MEASURES 138 7 FEET

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No 20230103-0000330, on January 3, 2023

PIN NO: 144-14-0-005 00

STREET ADDRESS:

2201 Chickering Lane, Nashville, TN 37215

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.