This Instrument Prepared By:
Erika Copenhaver, Esq.
Galanti & Copenhaver, Inc.
1180 Fourth Street
Santa Rosa, CA 95404

Karen Johnson
Batch # 1343114
11/10/2025 08 25 23 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251110-0089152

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Vanessa V. Mitchell, Trustee 1050 Mulberry Way Nashville, TN 37207	Vanessa V. Mitchell, Trustee 984 Emily Avenue Rohnert Park, CA 94928	Map 050 03 0B Parcel 026.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of all of which are hereby acknowledged, VANESSA V. MITCHELL and MARIO MITCHELL, husband and wife (hereinafter referred to as "Grantors"), assigns, transfers, conveys and quitclaims unto VANESSA V. MITCHELL and MARIO MITCHELL, Trustees of the VANESSA MITCHELL and MARIO MITCHELL LIVING TRUST, a revocable living trust, (hereinafter referred to as "Grantee"), 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 recorded in Book 20241010, Page 0078762, Register Deeds Office, Davidson County, Tennessee.

The Affidavit of Heirship by Ophelia Seay will confirm the vesting of title to the real property located at 1050 Mulberry Way, Nashville, Davidson County, Tennessee 37207, to Beverley E. Valentine after the death of Andrew J. Valentine, Jr.

BEING the same property conveyed to VANESSA V. MITCHELL and MARIO MITCHELL by VANESSA V. MITCHELL by Quitclaim Deed, Instrument No. 20250806-0062572 dated August 5, 2025, Register's Office for Davidson County, Tennessee.

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

This improved property is commonly 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 PROPERTY 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, Grantor

Mario A. Mitchell
MARIO MITCHELL, Grantor

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 $0.00. This is a transfer to a revocable living trust.

Vanessa V. Mitchell
VANESSA V. MITCHELL, Grantor

Mario A. Mitchell
MARIO MITCHELL, Grantor

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sonoma)

On October 320, 2025, before me, Erika Copenhaver, notary public, personally appeared VANESSA V. MITCHELL and MARIO MITCHELL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

JER-1 ERIKA COPENHAVER COMM #2513380 NOTARY PUBLIC - CALIFORNIA SONOMA COUNTY My Comm Expires March 17, 2029 JER-1

JURAT WITH AFFIANT STATEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

Subscribed and sworn to (or affirmed) before me on this 30th day of October, 2025 by VANESSA V. MITCHELL and MARIO MITCHELL proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public

JER-1 ERIKA COPENHAVER COMM #2513380 NOTARY PUBLIC - CALIFORNIA SONOMA COUNTY My Comm Expires March 17, 2029 JER-1