Karen Johnson Davidson County
Batch # 1355878 DEEDQC
12/09/2025 03:01:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251209-0098005

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Jennifer Chambers-Smith

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Kevin R Mitchell, Trustee **18 Thorndale Ct.** **Nashville, TN 37215** **and** **Tammy P. Mitchell, Trustee** **18 Thorndale Ct.** **Nashville, TN 37215**	**Kevin R Mitchell and Tammy P. Mitchell, Trustees** **18 Thorndale Ct.** **Nashville, TN 37215**	**131-06-OF-022-00**

QUITCLAIM DEED

Recitals:

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, TAMMY MITCHELL AND KEVIN MITCHELL (collectively "Grantor"), does hereby grant, bargain, transfer, convey, and forever quitclaim unto KEVIN R. MITCHELL AND TAMMY P. MITCHELL, TRUSTEES OF THE KEVIN R. MITCHELL AND TAMMY P. MITCHELL JOINT REVOCABLE TRUST dated _____, 2025 ("Grantee"), and their successors and assigns, all title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 8th day of December, 2025.

GRANTOR:

Kevin R. Mitchell

Tammy P. Mitchell

STATE OF TENNESSEE :

COUNTY OF Davidson :

Before me, a Notary Public of the state and county aforesaid, personally appeared **Kevin R. Mitchell and Tammy P. Mitchell,** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as his and her free act and deed.

WITNESS my hand and seal, at office, this 8th day of december, 2025.

JASON CARBALLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 01/22/29

STATE OF TENNESSEE :

COUNTY OF ~~HAMILTON~~ Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE:

The Kevin R. Mitchell And Tammy P. Mitchell Joint Revocable Trust Dated December 8th, 2025

Kevin R. Mitchell, Trustee

Sworn and subscribed to before me this 8th day of december, 2025.

Notary Public

JASON CARBALLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

33139_00/25001/ACS-4912-0823-5387_1

Ex. 01/22/2029

My Commission Expires: 01/22/2029

EXHIBIT "A"

Parcel No. 131-06-OF-022-00 (18 Thorndale Ct.)

Located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 22, Plat of Burton Hills, Village of Abbeywood, Tract 21, according to survey and plat of same appearing of record in Book 6900, page 223, as amended in Book 7147, page 423, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tammy Mitchell and Kevin Mitchell, husband and wife by Warranty Deed from Richmond L. Coffey and Donna T. Coffey, dated August 2, 2024, recorded August 14, 2024, of record in Instrument No. 20240814-0061995, Register's Office for Davidson County, Tennessee.

Pursuant to 12 U.S.C.A. § 1701j-3(d)(8), this transfer does not provide a lender the right to declare due and payable sums secured by the lender's security instrument. This property remains subject to that certain (1) Open End Deed of Trust dated April 9, 2025, by Kevin Mitchell and Tammy Mitchell, recorded in the Register's Office of Davidson County, Tennessee at Instrument Number 20250515-0038110, to Joseph B Pitt, Jr., as Trustee for the benefit of Movement Mortgage, LLC, as Lender; and (2) Deed of Trust dated July 21, 2025, by Tammy Mitchell and Kevin Mitchell, wife and husband, recorded in the Register's Office of Davidson County, Tennessee at Instrument Number 20250725-0058896, to Mark A. Rosser, Esq., as Trustee for the benefit of JPMorgan Chase Bank, N.A., as Lender.

No boundary survey of the within tract or parcel of land was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.