This instrument prepared by:
Mary L. Mitchell
2815A W. Kirkwood Ave
Nashville TN 37204

Karen Johnson
Batch # 1387586
03/03/2026 10:51:41 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260303-0016631

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Mary L. Mitchell, Trustee 2815A W. Kirkwood Ave Nashville TN 37204	NEW OWNER	118-02-3k-002.00

Quitclaim Deed

I, Mary Mitchell, an unmarried person ("Grantor"), do hereby transfer, release, relinquish, quitclaim and convey to **Mary L. Mitchell, Trustee of the Mary L. Mitchell Revocable Living Trust dated March 2, 2026** ("Grantee"), all the rights, title, interest and claim in or to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, The Cottages at 2815 W. Kirkwood Avenue, a Horizontal Property Regime with Private Elements, as shown on the Declaration of Covenants, Conditions and Restrictions for The Cottages at 2815 W. Kirkwood Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160329-0029488, as amended in Instrument No. 20170110-0002921, 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 Mary Mitchell, unmarried, by Warranty Deed from Jason Bockman, dated January 27, 2017, recorded February 1, 2017, of record in Instrument No. 20170201-0010817, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2815A West Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, the said tract or parcel of land, with the appurtenances, estate, title, privileges and interests thereto belonging to the Grantee forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 2nd day of March, 2026.

Mary Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary, personally appeared Mary Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the foregoing instrument for the purpose therein contained, by personally signing her name.

Witness my hand, this 2ND day of March, 2026.

PHOENIX
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-08-2029
DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5/8/2029

No oath of value or consideration is required on a conveyance when it is exempt from tax as a transfer into a revocable trust in which no beneficial ownership changes. Tenn. Code Ann. § 67-4-409 (a)(1)(D) & (E).