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

Karen Johnson Davidson County
Batch # 1387586 DEEDQC
03/03/2026 10:51:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260303-0016632

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Mary L. Mitchell, Trustee 2815A W. Kirkwood Ave Nashville TN 37204	NEW OWNER	119-14-0-128.00

Quitclaim Deed

I, Mary L. 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 all of Lot 49 on the Plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 49 fronts 60.1 feet on the westerly side of Wingate Avenue and runs back 142 feet on the northerly line and 144 feet on the southerly line to an alley, measuring 60 feet thereon.

Being the same property conveyed to Mary L. Mitchell, an unmarried person, by Warranty Deed from Cheryl Adele Webster and Jason Ryan Bullock, as joint tenants with right of survivorship, dated May 15, 2015, recorded May 20, 2015, of record in Instrument No. 20150520-0046740, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3001 Wingate Avenue, Nashville, TN 37211.

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 L. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary, personally appeared Mary L. 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).