Mill Creek Legal

Karen Johnson
Batch # 1419703
05/13/2026 08:00:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260513-0042835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-

Johnny A. Mitchell

Daphne B. Mitchell

This instrument was prepared by:
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this 1st day of May, 2026.

Notary Public
My Commission Expires: 6/18/26

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
Mitchell Living Trust 5918 Cane Ridge Road Antioch, TN 37013	New Owner	Map 182 Parcel 100 FB #05D-35790

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **Johnny A. Mitchell and Daphne B. Mitchell** husband and wife, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Mitchell Living Trust U/A dated 05/01/2026** ("Grantee"), all of our right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

LAND lying and being in Davidson County, Tennessee, described according to a Mortgage Loan Inspection by John B. Kohl, III, Registered Land Surveyor, No. 100, dated December 30, 1994, as follows, to wit:

BEGINNING at an iron pin 25.00 feet East of the center of Cane Ridge Road an 423.20 feet South of Bond's northwest corner as conveyed in Book 4586, Page 43, Register's Office for Davidson County, Tennessee; thence, South 87 degrees 00 minutes East, 638.00 feet; thence, North 3 degrees 00 minutes East, 209.00 feet; thence, South 87 degrees 00 minutes East 115.74 feet; thence, South 58 degrees 42 minutes East 357.29 feet; thence, South 31 degrees 18 minutes West 82.25 feet; thence southwesterly 351.81 feet with a right curve having a radius of 326.70 feet; thence, North 87 degrees 00 minutes West, 713.00 feet; thence, northwesterly 39.27 feet with a right curve having a radius of 25.00 feet to an iron pin in the margin of Cain Ridge

Road; thence, North 3 degrees 00 minutes East, 184.00 feet to the point of BEGINNING.

Being the same property **conveyed to Johnny A. Mitchell and wife, Daphne B. Mitchell,** by Warranty Deed from **Helen L. Sherrill, a widow, unmarried** of record as Deed Book 9584 Page 940 in the Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 5918 Cane Ridge Road, Antioch, TN 37013.

WITNESS my hand this 1st day of May, 2026.

Johnny A. Mitchell

Daphne B. Mitchell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Johnny A. Mitchell and Daphne B. Mitchell, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 1st day of May, 2026.

Notary Public

My Commission Expires: 6/18/28

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135