Karen Johnson Davidson County
Batch# 1432734 DEEDQC
06/11/2026 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260611-0053075

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Alice M. Bohannon, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10 day of February, 2026.<br><br>Notary Public<br><br>My Commission Expires: |

SARAH CUNNINGHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Lauren Riegle Mitchell<br>1318 N. 6th Street Trust<br>Nashville, TN 37207 | Lauren Riegle Mitchell<br>3810 Sugartree Place<br>Nashville, TN 37215 | 071-16-0-363.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trevor Weldon Blagrave Mitchell**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to the wife of the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in

and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lauren Riegle Mitchell**, and to her heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 16 day of February, 2026.

**Trevor Weldon Blagrave Mitchell**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trevor Weldon Blagrave Mitchell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16 day of February, 2026.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tom Joy Subdivision, as shown of record in Plat Book 3600, Page 47, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 74.0 feet on the southwesterly margin of North 6th Street and extends back 134.3 feet on the northwesterly line and 153.8 feet on the southeasterly line to a deadline in the rear on which it measures 42.5 feet.

Being the same property conveyed to Lauren R. Mitchell and Trevor Mitchell, wife and husband, by Warranty Deed from Brian Straessle, an unmarried man and Breeanna Beckham, formerly known as Breeanna Straessle, an unmarried woman, of record in Instrument No. 20260112-0002799 in the Register's Office for Davidson County, Tennessee.

Lauren Riegle Mitchell and Lauren R. Mitchell are one and the same person. Trevor Weldon Blagrave Mitchell and Trevor Mitchell are one and the same person.

This is improved property known as 1318 North 6th Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 16, 2026.

06/11/26
**Date**

**Alice M. Bohannon**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 11th day of June, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

