Davidson County DEEDQC
Recvd: 01/23/09 09:47 2 pgs
Fees:12.00 Taxes:0.00
20090123-0005835

This instrument prepared by:
Stephanie Messer, esq.
176 Thompson Lane, Suite 201
Nashville, Tennessee 37211

Map and Parcel No.: 126-15B-299

QUITCLAIM DEED

For and in consideration of Ten Dollars and No/100 ($10.00), cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, and purpose therefore is settlement in an action for divorce and for the express purpose of creating a fee simple, I, Ashley Anne Russell, by these presents, do hereby quitclaim and convey unto Christopher Ross Russell all my right, title and interest of every kind and description in the hereinbelow described lot, piece or parcel of land, situate, lying and being in the county of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Section Four, Lexington Point of record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Florentino Santana and Charlotte A. Santana, husband and wife, by Warranty Deed dated December 27, 2002, from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, as of record in Instrument Number 20030102-0000335, Register's Office for Davidson County, Tennessee

Grantee shall be liable for any and all taxes associated with said real property described hereinabove.

Grantor, Ashley Anne Russell, hereby conveys to Grantee, Christopher Ross Russell, all interest she may have in the hereinabove described property in fee simple, without exception.

Source of Title for Grantors is Instrument No. 20050901-0105200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$0.00
smesser
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 23 DAY OF Jan 20 09
Deputy Register

IN WITNESS HEREOF, I have executed the foregoing quitclaim deed on this the 19th day of December, 2008.

Ashley Anne Russell

Ashley Anne Russell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and State, Melinda Ashley Anne Russell, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

The actual consideration for this transfer of real property by Quitclaim Deed is as part of a divorce settlement in Davidson County, Tennessee bearing docket No.: 08D-2649.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of December, 2008.

Linda A. Gill

NOTARY PUBLIC
My Commission Expires: November 26, 2011

LINDA A. GILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

New Owner and Send Tax Bills To:

Grantor's Address:

Ashley Russell
2803 Erin Lane
Nashville, Tennessee 37221

Grantee's Address:

Christopher Russell
8256 Boone Trace
Nashville, Tennessee 37221