BILL GARRETT, Davidson County
Trans:T20110070895 DEEDQC
Recvd: 11/09/11 15:03 3 pgs
Fees:17.00 Taxes:0.00
20111109-0087794

This Instrument prepared by
Law Office of Matt Potempa, PLLC
222 Second Avenue, North, Suite 360M
Nashville, TN 37201
615-255-5007

EXECUTOR'S QUITCLAIM DEED

Angelita Bailey, a resident of Davidson County, Tennessee died testate in Davidson County, on the 3rd day of December, 2010. The estate of Angelita Bailey is probated in Davidson County, Tennessee, Probate Case No. 11P96. Her nephew, Eric Russell, was appointed Executor of the estate.

All debts of the decedent, Angelita Bailey, have been paid or dismissed. The Executor by signing this quitclaim deed releases any right the Executor has to recover this property in the event of a subsequent insolvency of this estate.

In accordance with the laws of the State of Tennessee and in fulfillment of his Executor duties, Eric Russell as Executor of the Estate of Angelita Bailey hereby quitclaims all right, title, and interest in the following described improved real property to Eric J. Russell, a single person, and Loren J. Russell, II, a single person, as tenants in common with right of survivorship, in fee simple absolute. The following legal description for the real property, known as **509 Heritage Lane, Madison, TN 37115** is conveyed by the Executor to wit:

BEING Lot No. 301, Heritage Square, Phase Three of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Angelita Bailey, by Warranty Deed from Fox Ridge Company, a Limited Partnership, of record in Book 6544, page 253, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Plat Book 5200, Page 744, Book 6122, Page 483 and Book 6071, Page 766, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback line, if any, easements and rights-of-way for public utilities. any and all existing easements, restrictions and building setback lines of record.

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

This instrument was prepared from information furnished by the Executor of the Estate of Angelita Bailey. Therefore, there are no warranties of title.

In accordance herewith, the undersigned Executor has executed and signed this Quitclaim Deed this 27th day of September, 2011.

Eric Russell
Executor, Estate of Angelita Bailey

STATE OF ~~OHIO~~ New York
COUNTY OF ~~FRANKLIN~~ Ulster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC RUSSELL**, known to be the person (or proven to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument, acknowledged to me that he executed this instrument for the purposes and consideration therein expressed.

Witness my hand and official this 27 day of September, 2011.

My Commission Expires: 6/8/13

Carol L. Barden
Notary Public

OFFICIAL SEAL
CAROL L. BARDEN
NOTARY PUBLIC - NEW YORK
COMMISSION # 01BA6207109
ULSTER COUNTY
MY COMMISSION EXPIRES JUNE 8, 2013

AFFIDAVIT

STATE OF ~~OHIO~~ New York
COUNTY OF ~~FRANKLIN~~ Ulster

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever greater, is $0.00, which amount is equal to or greater that the amount which the property would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me on this 27 day of September, 2011.

My Commission Expires: 6/8/13

Notary Public

OFFICIAL SEAL
CAROL L. BARDEN
NOTARY PUBLIC - NEW YORK
COMMISSION # 01BA6207109
ULSTER COUNTY
MY COMMISSION EXPIRES JUNE 8, 2013

Address of New Owners:	Send Tax Bill to:	Map and Parcel
Eric J. Russell	Same	Map 42-7-A
Loren J. Russell, II		Parcel 98
116 Walters Court		110-92762
Nashville, TN 37210		