BILL GARRETT, Davidson County
Trans:T20120013838 DEEDQC
Recvd: 02/24/12 16:22 4 pgs
Fees:23.00 Taxes:37.00
20120224-0016438

This Instrument Prepared by:
Eric J. Russell

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 23rd day of February , 2012 , by the Grantor(s),
Eric James Russell of 836 Thurber Drive West, Apartment 1, Columbus, Ohio, 43215, county of Franklin, and
Loren Joel Russell, II, of 116 Walters Court, Nashville, Tennessee, 37218, county of Davidson,

to the Grantee(s),
Send property taxes to the grantees, David and Keitra Robinson of 3053 Barnes Bend Drive, Antioch, Tennessee, 37013,

WITNESSETH, That the said Grantor, for
Ten Thousand Dollars ($10,000)

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davison
State of Tennessee,
to wit:
house and land, including any fixtures thereto.

Legal Description of property: LOT 301 HERITAGE SQUARE PHASE 3 REV

Narrative Description of property: This property contains 0.12 A of land mainly classified for assessment purposes as RES with a(n) SINGLE FAM style building, built about 1985, having FRAME exterior and ASPHALT roof cover, with 1 unit, 6 total rooms, 3 bedrooms, 2 total baths, 0 total half baths.

Derivation Clause: This property was obtained following the death of Ms. Angelita Bailey, my aunt, as prescribed within her Will that was duly processed through the Probate Court of Davidson County, Tennessee. The Last Will and Testament of Ms. Bailey left the home to Eric J. Russell, Loren J. Russell, II, and Otis C. Pinkerton, III. Via quit claim deed on file with Davidson County (and accepted as evidenced by both Russell names appearing on the Assessor of Property's website as the property owners), Eric Russell and Loren Russell are listed as owners and have elected to proceed with a sale of this property.

Commonly known as: 509 Heritage Lane, Madison, Tennessee, 37115
Parcel Identification: 042 07 0A 098.00

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature _____
Print Name: Eric J. Russell
Capacity: Seller

Signature _____
Print Name: Loren Russell
Capacity: Seller

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name: David Robinson
Capacity: Buyer

Signature _____
Print Name: Keitra Robinson
Capacity: Buyer

Signature _____
Print Name _____
Capacity _____

When recorded mail this deed To:
Jason Senter
265 Holt Hills Road
Nashville, TN 37211

STATE OF Tennessee }
COUNTY OF Davidson }

On 8-23-12 before me, Eric J Russell, Loren Russell personally appeared David Robinson & Keitra Robinson,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

My Commission Expires
11-5-2014

Seal

DARRYL E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10,000

Affiant 1

Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE }
COUNTY OF Davidson }

Subscribed and sworn before me this the 23 day of Feb, 2012.

Notary Public

My commission expires: 11-5-2014

DARRYL E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The following information is not a part of this Deed

Property Address:
509 Heritage Lane, Madison, TN 37115

Owner's Name and Address
Eric J. Russell, 836 Thurber Drive West, Apt 1, Columbus, OH 43215

Parcel Number:
042 07 0A 098.00
Mail Tax Bills to:
David and Keitra Robinson of 3053 Barnes Bend Drive, Antioch, Tennessee, 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,000
, Affiant
Subscribed and sworn before me this the
24 Day of Feb, 2012
, Deputy Register

- Exibit A

BILL GARRETT, Davidson County
Trans:T20110070895 DEEDQC
Recvd: 11/09/11 15:03 3 pgs
Fees:17.00 Taxes:0.00
[redacted]
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.