This instrument prepared by:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDQC
Recvd: 07/29/13 08:54 7 pgs
Fees:37.00 Taxes:0.00
20130729-0078224

(3) 57198934 -2147173

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Carolyn Russ	Carolyn Russ	
1421 Ordway Place	1421 Ordway Place	09401041300
Nashville, Tennessee 37206	Nashville, Tennessee 37206	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Carolyn Russ, a married woman and Kathryn Russ, an unmarried woman, as tenants in common** by these presents do hereby quitclaim and convey unto the said **Carolyn Russ, Trustee of the 711 South 15th Street Trust, a Revocable Living Trust Established by the said Grantor u/d/t dated May 29, 2009**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF SHELBY VILLAGE NO. 2, OF RECORD IN BOOK 1835, PAGE 48 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The express purpose of this conveyance is to Transfer into Trust.

Being the same property conveyed to Carolyn Russ, a married woman and Kathryn Russ, an unmarried woman, as tenants in common by Deed from Carolyn Russ, Trustee of the 711 south 15th street Trust, a Revocable Living Trust Established by the said Grantor u/d/t dated May 29, 2009 of record in Book _____, Page _____, Document No. 20130729-0078222 _____, said Register's Office.

This is unimproved ( ) property known as 711 South 15th Street, Nashville, Tennessee 37206
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 16th day of July, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kathryn Russ

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, Ann Stathos Donnell, a Notary Public in and for said County and State, **Kathryn Russ** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville TN this 16 day of July, A.D., 2013.

NOTARY STAMP/SEAL

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

NOTARY PUBLIC
Notary Commission Expires: 12/06/16

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 100.
Subscribed and sworn to before me this the 16 day of July, 2013.

(Affix Seal)

Affiant

Ann Stathos Donnell
Notary Public
My Commission Expires: 12/06/16

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Witness our hand this 11 day of July, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Carolyn Russ

Notary Public
Mario A. Lopes
Commonwealth of Massachusetts
My Commission Expires on May 26, 2017

ACKNOWLEDGMENT

STATE OF MASSACHUSETTS)

COUNTY OF MIDDLESEX) ss

Personally appeared before me, Mario A. Lopes, a Notary Public in and for said County and State, **Carolyn Russ** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at CAMBRIDGE MA this 11 day of July, A.D., 2013.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 5-26-17

Notary Public
Mario A. Lopes
Commonwealth of Massachusetts
My Commission Expires on May 26, 2017

AFFIDAVIT OF VALUE

STATE OF MASSACHUSETTS)

COUNTY OF MIDDLESEX)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $_____.
Subscribed and sworn to before me this the 11 day of July, 2013.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 5-26-17

MARIO A. LOPES NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES MAY 26, 2017

Prepared by:
Title Source, Inc.
662 Woodward Avenue
Detroit, Michigan 48226

CERTIFICATION OF TRUST

I/We **Carolyn Russ**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The 711 south 15th street Trust, a Revocable Living Trust** is currently in existence and was created on **May 29, 2009.**

2. The trust was established by: **Carolyn Russ**

3. The current trustee(s) of the trust is/are: **Carolyn Russ**

4. The power(s) granted to the trustee(s) include:
   - The power to sell, convey and exchange the real property which is the subject of this transaction. **x Yes** ___No
   - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. **x Yes** ___No.

5. The trust is **Revocable** and is revocable by the following party(ies):
   Carolyn Russ

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:
   Carolyn Russ

7. The trust identification number is as follows (Last Four Digits of SS#, etc.)
   2421

8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

C J Russ Trustee

Carolyn Russ, Trustee

Notary Public
Mario A. Lopes
Commonwealth of Massachusetts
My Commission Expires on May 26, 2017

Date: 7-11-13

STATE OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

On 7-11-13, before me personally appeared **Carolyn Russ, Trustee**, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Signature

County, MIDDLESEX
My commission expires 5-26-2017

MARIO A. LOPES
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 26, 2017

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 09401041300

Land Situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF SHELBY VILLAGE NO. 2, OF RECORD IN BOOK 1835, PAGE 48 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 Carolyn Russ, Trustee of the 711 south 15th street Trust, a Revocable Living Trust Established by the said Grantor u/d/t dated May 29, 2009, by deed dated May 29, 2009 of record in Deed Instrument/Case No. 20090612-0054902, in the County Clerk's Office.

Commonly known as: 711 S 15th Street , Nashville, TN 37206

True Copy Certification

I, Stacia Harrison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MICHIGAN

County of WAYNE

Personally appeared before me, A. Linsangan, a notary public for this county and state, Stacia Harrison who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 16, 2018
Notary' Seal (if on paper)

A. LINSANGAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 16, 2018
Acting in the County of Wayne