QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Highland Title, LLC
700 Johnny Cash Pkwy 201
Hendersonville, TN 37075

OWNERS ADDRESS:
Sherrie L. Russell
3725 Old Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:
Sherrie L. Russell
3725 Old Clarksville Pike
Joelton, TN 37080

Map/Parcel 02100003500

KNOW ALL MEN BY THESE PRESENTS that I, **Sherrie L. Felts n/k/a Sherrie L. Russell** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **William M. Russell and wife, Sherrie L. Russell,** their heirs and assigns, such of my right, title and interest, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING the westerly part of Tract No. 1, as shown on survey of the Division of George E. Anderson's Farm, made by Stephen A. Draper, Surveyor, dated September 22, 1959, as follows:

BEGINNING in the centerline of Old Clarksville Pike, North 76 deg. East 563 feet from the intersection of said Old Clarksville Pike and Eaton's Creek Road, said point being the northwest corner of the property conveyed to J. L. Reeder and wife, Mamie A. Reeder by deed from Clive Anderson and wife, of record in Book 3134, page 423, Register's Office for Davidson County, Tennessee; thence with said Reeder's western boundary line South 4 deg. West 995 feet; thence North 81 deg. West 435 feet; thence North 4 deg. East 1043 feet to the centerline of Old Clarksville Pike; thence with the same south 76 deg. East 437 feet to the beginning, containing 10.13 acres, more or less.

THE ABOVE PROPERTY DESCRIPTION INCLUDES BUT THIS CONVEYANCE SPECIFICALLY EXCLUDES THE FOLLOWING DESCRIBED PROPERTY CONVEYED DECEMBER 30, 1986 FROM JOSEPHINE GREEN, UNMARRIED, TO BILLY A. HUDGENS AND WIFE, ELIZABETH D. HUDGENS OF RECORD IN BOOK 7100, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND in Davidson County, Tennessee, BEING Tract No. 2 as per a survey by R.L. Montoya, Land Surveying, Inc., dated December 26, 1986, as follows:

BEGINNING as a P.K. nail, this point being 782.99 feet west of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the northwest corner of Tract No. 1; thence leaving said centerline along the common line of Tract No. 1 and Tract No. 2, South 2 degrees 57 minutes 31 seconds West 1019.66 feet to an iron pin in the north line of Charles W. Waller as of record in Deed Book 3182, page 393, Register's Office for Davidson County, Tennessee; thence along the south line of this tract, North 82 degrees 13 minutes 48 seconds West 214.09 feet to an iron pin to the north line of Woodlawn Memorial Park Property as of record in Deed Book 3531, page 365, Register's Office for said County; thence along a line common to W.W. Randall as of record in Deed Book 3164, page 445, Register's Office for Davidson County, Tennessee, and the west line of this tract, North 2 degrees 58 minutes 59 seconds East 1043.32 feet to a P.E. nail in the center of Old Clarksville Pike; thence along said centerline, South 75 degrees 56 minutes 16 seconds East 216.64 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to Sherrie L. Felts, an unmarried woman, by Warranty Deed from Ruby L. Hedgecoth, unmarried, dated June 12, 2008, recorded June 16, 2008 in Instrument No. 20080616-0062049, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3725 Old Clarksville Pike, Joelton, TN 37080.

Witness my hand this 27 day of October, 2014.

Sherrie L. Felts Sherrie L. Russell

Sherrie L. Felts n/k/a Sherrie L. Russell

BILL GARRETT, Davidson County
Trans:T20140083960 DEEDQC
Recvd: 11/06/14 13:01 2 pgs
Fees:12.00 Taxes:0.00
20141106-0102635

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Sherrie L. Felts n/k/a Sherrie L. 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 attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 27 day of October, 2014.

NOTARY PUBLIC:

My Commission Expires: 06/24/2015

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 27 day of October, 2014.

My Commission Expires: 06/24/2015

Notary Public:

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY