BILL GARRETT, Davidson County
Trans:T20150048508 DEEDQC
Recvd: 06/18/15 09:04 1 pgs
Fees:12.00 Taxes:0.00
20150618-0058035

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

19640006 19640006

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Murray, Russell & Associates Builders, LLC	Same	43-4A-4.00
116 Secretariat Place		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **River Landing Development, LLC**, the grantor herein, does hereby Quitclaim and convey unto the said **MURRAY, RUSSELL & ASSOCIATES BUILDERS, LLC,** the Grantees herein, his successors, heirs and assigns, all of her right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being all Lot 4 on the Final Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument No. 200607280091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being part of the same property conveyed to River Landing Development, LLC by Warranty Deed from Rhoten Development Inc dated 3/6/15 and fled for record on 3/11/15 of record in Inst. No. 201503110020854, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 619 Keeton Avenue, Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the _____ day of June 2, 2015.

Affiant

My commission expires: 9/27/2015

Notary Public

ASHLEY M. BIANCHI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WITNESS, the said Grantor hereunder set its hand and seal this 2nd day of June, 2015.

River Landing Development, LLC

By: _____ By: _____, member

Robert L. Russell, Member Kathryn E. Russell, Member

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Robertson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert L. Russell and Katheryn E. Russell with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be Members of the River Landing Development, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Robert L. Russell and Katheryn E Russell as such Members.

Witness my hand and official seal at office at Hendersonville, TN on this the 2nd day of June, 2015.

My Commission Expires: 9/27/2015

Notary Public

ASHLEY M. BIANCHI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY