THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Cheryl Herron
1803 Hillside Avenue
Nashville, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
10509033300

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23 day of July, 2015.

Notary Public

My Commission Expires:
9-10-2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLES RUSSELL** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CHERYL HERRON,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1803 Hillside Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23 day of July, 2015.

By: Charles Russell

BILL GARRETT, Davidson County
Trans:T20150061792 DEEDQC
Recvd: 07/28/15 10:23 2 pgs
Fees:12.00 Taxes:0.00
20150728-0074152



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Russell**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2015.

My commission expires: 9-10-2018 Notary Public

Exhibit A

Land in Davidson County, Tennessee, being the northerly part of Lot No. 25, on the map of Waverly Land Company's plan of lots as shown by plat of record in Book 57, page 95, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of Lot No. 25 begins at a point at the northeast intersection of 10th Avenue South and Wade Avenue; thence in a northerly direction along the East margin of 10th Avenue South 12 feet to a point, said point also being the southwesterly corner of the property conveyed to Harold Grant Sublett and wife, Elma M. Sublett, by Deed recorded in Book 1971, page 30; thence in an eastwardly direction along the south margin of the said Sublett property 200 feet to the westerly margin of Hillside Avenue; said point also being the beginning of a curve to the right having a radius of 14 feet, a distance of 22.06 feet to a point in the northerly margin of Wade Avenue; thence in a westerly direction along the northerly margin of Wade Avenue, 182.88 feet to the point of beginning.

Being the same property conveyed to Charles Russell, by Warranty Deed from John W. Wise, on September 8, 2014 of record in Instrument Number 20140910-0082940, Register's Office for Davidson County, Tennessee.

Being the same property established as a planned unit development by Declaration of Covenants, Conditions, and Restrictions for 1803 Hillside Properties, a Horizontal Property Regime with Private Elements, dated March 13, 2015, of record Instrument Number 20150324-0025042, Register's Office for Davidson County, Tennessee.

CR