QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

N-QCD-16-323-3-2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Russell, Jr.	**NEW OWNER**	
(NAME)	(NAME)	**43-13-A-34.00**
1313 Hawkins St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAUDIA RUSSELL, UNMARRIED,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL RUSSELL, JR., UNMARRIED,** hereinafter called the Grantees, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Apartment Unit No. 3-2, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, Page 524, Register's office for said County, reference to which is hereby made, and said unit being more fully described on the plan of record in Book 5200, Page 124, said Register's Office. Reference is also made to the Charter of Robin Hood Condominiums Association, Inc., of record in Corporation Book Volume 47, page 1566, office of the Secretary of State of Tennessee, and in Book 5383, Page 314, said Register's Office.

Being the same property conveyed to Claudia Russell from Mary W. Boyd by Warranty Deed of record in Instrument No. 20120611-0051005, Register's Office for Davidson County, Tennessee, dated June 4, 2012 and recorded on June 11, 2012.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **323 Forest Park Rd., Unit 3-2, Madison, Tennessee 37115**.

BILL GARRETT, Davidson County
Trans:T20160088572 DEEDQC
Recvd: 10/07/16 10:49 2 pgs
Fees:12.00 Taxes:0.00
20161007-0106318

Witness my/our hand(s) this the 5 day of October, 2016.

Claudia Russell

Claudia Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA RUSSELL, the within named bargainor, 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 the 5 day of October, 2016.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212