Bill Garrett Davidson County
Batch# 40821 DEEDQC
12/22/2017 11:28:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171222-0130584

This Instrument Prepared By and Return To:
William S Russell
1008 Coulsons Ct
Hendersonville, TN 37075

QUITCLAIM DEED

NEW OWNER:
W S Russell Properties LLC
1008 Coulsons Ct
Hendersonville, TN 37075

SEND TAX BILLS TO:
Same as Owner

MAP/PARCEL
61-7-164

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **William S. Russell, a married man**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **W S Russell Properties LLC**, hereinafter called the GRANTEE(S), all right, title and interest, she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 16, Block B, Map of Broadmoor as of record in Book 547, Page 162, Register's Office for said County. Said Lot No. 16 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to William S. Russell, by Warranty Deed from Linda O. Christian, a single woman and Wanda E. Christian, a single woman, filed of record in Instrument No. 20171107-0114667, in the Register's Office of Davidson County, Tennessee.

This is improved property located at **994 Gwynn Drive, Nashville, TN 37216**

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 13 day of Dec. 2017

William S. Russell

STATE OF TENNESSEE
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **William S. Russell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 13 day of Dec. 2017

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 13 day of Dec., 2017.

NOTARY PUBLIC

My Commission Expires: 2/6/18

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY