Bill Garrett Davidson County
Batch# 98806 DEEDQC
06/01/2018 10:11:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180601-0052206

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Katja Russell and Nicholas McGinn, Jr. 2240 Foster Avenue Nashville, TN 37210	Same	115-080-0-039.00

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Katja Russell, unmarried**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Katja Russell, an unmarried woman, and Nicholas McGinn, Jr, an unmarried man, as Joint Tenants with the Right of Survivorship**, the Grantee, her heirs and assigns forever, all of her rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Cumberland Nurseries Plan, Subdivision of Lots No. 7-8-9 & 10 and part of 6-11-12 & 13 of record in Plat book 332, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Katja Russell, an unmarried woman, from Asher C. Wood and Melissa Wood, husband and wife, by Warranty Deed of record as Instrument No. 20130307-0022631, Register's Office for Davidson County, Tennessee.

This is improved property known as 2240 Foster Avenue, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 31st day of May, 2018.

GRANTOR:

Katja Russell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Katja Russell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2018.

NOTARY PUBLIC

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-7-2019

STATE OF Tennessee
COUNTY OF Williamson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2018.

NOTARY PUBLIC

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10-7-2019