This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Bill Garrett Davidson County
Batch# 101334 DEEDQC
06/07/2018 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180607-0054544

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
MARIAN R. EIDSON, TRUSTEE CYNTHIA R. MCGINN, TRUSTEE LYNNE M. RUSSELL IRREVOCABLE TRUST DATED JUNE 6, 2018 21 REDBUD DRIVE NASHVILLE, TN 37215	SAME	131-01-0B-141.00CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this 6th day of June, 2018.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

Notary Public
My Commission Expires:

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, LYNEE M. RUSSELL, unmarried, hereinafter called Grantor, for the express purpose of conveying all of my right, title and interest in this property, do hereby quitclaim and convey unto MARIAN R. EIDSON and CYNTHIA R. MCGINN, jointly, or the survivor of them, as Co-Trustees of the LYNNE M. RUSSELL IRREVOCABLE TRUST, dated June 6, 2018, all of my right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of June, 2018.

BY: _____
LYNNE M. RUSSELL

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LYNNE M. RUSSELL, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 6th day of June, 2018.



_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Redbud, a Planned Residential Development of record in Plat Book 4675, Page 137, as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynne M. Russell, unmarried, by Warranty Deed of record from Thomas G. Annastas, Sr., an unmarried man, in Instrument No. 20170329-0030509, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinaces, and health department regulations that may affect the premises, as well as the following:

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 4845, Page 935 and Instrument No. 20160218-0015563, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Homeowner's Association Charter of record in Book 4852, Page 607, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area to HOA of record in Book 4861, Page 613, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property known a 21 Redbud Drive, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

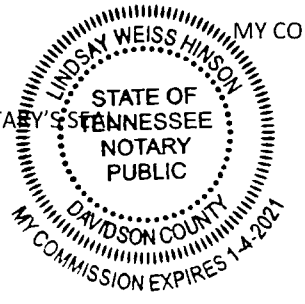
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).