Karen Johnson Davidson County
Batch# 252260 DEEDQC
07/03/2019 10:42:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190703-0065115

THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AMANDA PEDIGO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

Susan Vaughn
AFFIANT

Subscribed and sworn to before me, this 26th day of June, 2019.

Amanda Pedigo
NOTARY PUBLIC

My commission Expires: 7/9/2022

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Susan Vaughn	Same	52-1 176 11D 71935
266 Neelys Bend Road		
Madison, TN 37115		

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **SUSAN VAUGHN**, Executrix for the **Estate of STEPHEN M. RUSSELL**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of STEPHEN M. RUSSELL**, was probated in the Probate Court of Davidson County, Docket No. 19P-23 on JANUARY 7, 2019. **SUSAN VAUGHN**, was named Executrix for the **Estate of STEPHEN M. RUSSELL**. (See attached Letters Testamentary). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **SUSAN VAUGHN**, Executrix for the **Estate of STEPHEN M. RUSSELL**, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to **SUSAN VAUGHN**, individually as a single person, and all of her heirs and assigns, such of her right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is

described as follows:

Being Lot No. 17 and the easterly 27-1/2 feet of Lot No. 16 of Block "G" on the map of the Re-subdivision of Power and Roth's Madison Park Subdivision of record in Book 843, page 7, Register's Office for said County. Said Lot No. 17 and part of Lot No. 16 front 72.5 feet on the south side of Neelys Bend Road and runs back between parallel lines, along the westerly margin of Walnut Avenue, 200 feet to a deed line.

Being the same property conveyed to Stephen M. Russell and Lori V. Eicher, as unmarried tenants in common with right of survivorship of record in Book 9775, Page 10, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen M. Russell by Lori V. Eicher by Quitclaim Deed dated 12/14/1999, instrument number 199912140303137 in the Register's for Davidson County, Tennessee, the said Stephen M. Russell now being deceased, the property then vested with Susan Vaughn.

This improved property known as 266 Neelys Bend, Madison, TN 37115.

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

WITNESS my hand this 26 day of June, 2019.

Susan Vaughn, Executrix
SUSAN VAUGHN, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Susan Vaughn**, the 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 at Nashville, Tennessee this 26th day of June, 2019

Amanda Pedigo
NOTARY PUBLIC

My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022