This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 300538 DEEDQC
10/14/2019 10:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191014-0104949

QUITCLAIM DEED

Address New Owners:
Clyde M. Russell, Co-Trustee
Lavona G. Russell, Co-Trustee
Clyde and Lavona Russell Trust
110 38th Avenue North
Nashville, TN 37209

Send Tax Bills To:
PNC Mortgage
P. O. Box 1820
Dayton, OH 45401-1820

Map/Parcel Number:
104 05 0 035.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Clyde M. Russell and wife, Lavona G. Russell, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Clyde M. Russell and Lavona G. Russell, Co-Trustees, and their successors in trust, of the Clyde and Lavona Russell Trust dated September 3, 2019, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Part of West Grove Subdivision, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Clyde Russell and Lavona Russell, husband and wife, by Warranty Deed from Ironwood Investments, LLC, a Tennessee limited liability company, of record at Instrument No. 20131226-0129711, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 110 38th Avenue North, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property entirely in the name of the Clyde and Lavona Russell Trust, and to dissolve the tenancy by the entirety interest of Clyde Russell and wife, Lavona Russell, pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 3rd day of September, 2019

Clyde M. Russell, Grantor

Lavona G. Russell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Clyde M. Russell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of September, 2019.

Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lavona G. Russell, Grantor, 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 seal at office in Nashville, Tennessee, this 3rd day of September, 2019.

Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 3rd day of September, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021



CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of October, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

