PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 365044 DEEDQC
02/28/2020 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200228-0022558

STATE OF TENNESSEE ~~DAVIDSON~~ New York

COUNTY OF ~~DAVIDSON~~ New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: April 5, 2022

(AFFIX SEAL)

JEFFREY G RONG
Notary Public - State of New York
No. 01RO6219871
Qualified in New York County
My Commission Expires April 5, 2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia F. Russell	Owner	Map: 09206013300
(NAME) 1010 Bate Ave.	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHELSEA D. RUSSELL, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL A. RUSSELL, SR., UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 353 of Block 22, Heffernan Place as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at a point in the northeast corner of Lot No. 354, Heffernan Place as of record in Book 161, Page 138, Register's Office for Davidson County, said point being the southeast corner of the property herein conveyed and located on the western margin of an alley; thence north 9 deg. 47' 08" W 61 feet along the westerly margin of said alley to a point in the southerly margin of Morena Street; thence along the southerly margin of Morena Street South 82 deg. 16' 47" W 112.85 feet; thence leaving the margin of said road south 13 deg. 05' 15" W 21.85 feet to a point of curvature, said point being the commencement of an arc with a radius of 241.00 feet and being concave to the east; thence with and binding on said arc curving to the left, 46.75 feet to a point in the common line between lots 353 and 354 in the aforesaid subdivision; thence with the common line between said lots 353 and 354, north 80 deg. 22' 02" E 135.16 feet to the point of beginning.

Being the same property conveyed to Claudia F. Russell, Unmarried A 50% Undivided Interest, Michael A. Russell, Sr., Unmarried A 42% Undivided Interest And Chelsea D. Russell, Unmarried An 8% Undivided Interest, by deed from Rolanda Leevettee Hay, Unmarried, of record in Instrument Number 201908010076202, dated August 1, 2019, Register's Office for said County.

This is improved property, known as 2715 Morena St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of February, 2020.

Chelsea D. Russell

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chelsea D. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of February, 2020.

My Commission Expires: Apr 05, 2022

Notary Public

JEFFREY G RONG
Notary Public - State of New York
No. 01RO6219871
Qualified in New York County
My Commission Expires April 5, 2022

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.