Karen Johnson Davidson County
Batch# 388055 DEEDQC
04/20/2020 11:19:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200420-0041046

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13 day of April, 2020.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

My Commission Expires: 8.4.20

Address New Owners as Follows:
Kevin S. Russell
939 Inverness Avenue
Nashville, TN 37204

Send Tax Bills To:
SAME

Map-Parcel:
118-02-0-067.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Kevin S. Russell, a married man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Kevin S. Russell and Heather Russell, husband and wife,** Grantee. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 2 and the Easterly 21 feet of Lot No. 3 on the Plan of R.A. Coleman's Subdivision of the Thornton Tract of record in Plat Book 547, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Said Lot No. 2 and part of Lot No. 3 front together 91 feet on the Southerly side of Inverness (formerly Thornton) Avenue, and extends back between lines. 282.2 feet, more or less, on the West line and 281 feet on the East line to a dead line.**
>
> **Being the same property conveyed to Kevin S. Russell by Warranty deed from The 939 Inverness Avenue Trust (No. 00-0711-1) of record in Instrument No. 20010420-0039174 Register's Office for Davidson County, Tennessee, dated April 11, 2001 and recorded on April 20, 2001.**

This property is also known as: **939 Inverness Avenue Nashville, Tennessee 37204.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 13 day of April, 2020.

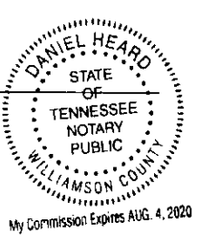
Kevin S. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kevin S. Russell**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 13 day of April, 2020.

Notary Public



My Commission Expires: 8.4.20