This Instrument Prepared By:
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Attorney at Law
P.O. Box 1102
Brentwood, Tennessee 37024

Karen Johnson Davidson County
Batch# 395619 DEEDQC
05/05/2020 08:53:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200505-0046608

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
Frank Hargrove, III and Tatiana Hargrove **614 Russell Street** **Nashville, TN 37206**	**SAME**	**82-16-127**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Frank Hargrove, III, for the purpose of creating a tenancy by the entirety with right of survivorship with his wife Tatiana Yuryevna Hargrove, does hereby quitclaim, transfer and convey whatever right, title and interest he has in property in the following described real estate to Frank Hargrove, III and wife Tatiana Yuryevna Hargrove as tenants by the entireties, with right of survivorship, said property being located in Davidson County, State of Tennessee, to wit:
Land in Davidson County, Tennessee,

BEING Lot No. 68 on the plan of Henry Bloods Addition to Edgefield, now East Nashville, as of record in Book 21, page 5, Register's Office for said County.

SAID Lot No. 68 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to The Marvin W. Stansell Family Limited Partnership, a Tennessee Limited Partnership by deed from Marvin W. Stansell of record in Book 9535, page 751, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank Hargrove, III unmarried by deed from The Marvin W. Stansell Family Limited Partnership of record in Book 10217 page 724, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is improved property, known as: 614 Russell Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of April, 2020.

Frank Hargrove GRANTOR:

Frank Hargrove, III

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Frank Hargrove III, a Notary Public in and for said County and State, **Frank Hargrove, III**, the within named Grantor, 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 purpose therein contained.

Witness my hand and seal, this 30 day of April, 2020.

K. Phelps
Notary Public

My Commission Expires: March 7, 2023

KATRICE PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Frank Hargrove III
Affiant

Subscribed and sworn to before me, this the 30 Day of April, 2020

K. Phelps
Notary Public

KATRICE PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.