Karen Johnson Davidson County
Batch# 397237 DEEDQC
05/08/2020 10:58:02 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200508-0048104

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Billy J. Russ	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 7052 Bonnavent Drive	(STREET ADDRESS)	74-8-199 & 74-4-26
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Heather Howell,** Grantor, does hereby quitclaim and convey unto **Billy J. Russ**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot No. 1044 on the Plan of Hermitage Hills, Section 10, as of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
And
Being a Reserved Parcel of land bounded on the east by Lot No. 961 as shown on the Plan of Hermitage Hills, Section 8 of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee; bounded on the South by Lot No. 781 as shown on the Plan of Hermitage Hills, Section 10, of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee; bounded on the West by Lot No. 1044 as shown on the Plan of Hermitage Hills, Section 10, of Record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee; and bounded on the North by Lot No. 128, as shown on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy J. Russ and Heather Howell, husband and wife by Deed of record in Instrument No. 201601200005855, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 15th day of May, 2020.

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 15th day of May, 2020.

Heather Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2020, before me personally appeared Heather Howell, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 15th day of May, 2020.

Notary Public

My Commission Expires: 6/20/2021 3/21/22

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires