Karen Johnson Davidson County
Batch# 446718 DEEDQC
07/30/2020 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200730-0083971

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Donny Lau 4026 Russellwood Drive, Nashville, Tennessee 37204	New Owner	132-01-0-129.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Steven T. Morris, Trustee of The 4026 Russellwood Drive Trust dated November 27, 2019** by these presents does hereby quitclaim and convey unto **Donny Lau and April Lau, husband and wife,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

and in Davidson County, Tennessee, being Lot No. 76 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Miriam H. Wright, Trustee of The Miriam H. Wright Living Trust, established by the Revocable Trust Agreement of Miriam H. Wright, dated February 25, 2008 by Warranty deed from Miriam H. Wright of record in Instrument No. 20080229-0020106 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on February 29, 2008.

Being the same property conveyed to New Beginnings Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Miriam S. Baird and James L. Sisk, Jr., as Trustee of the Miriam H. Wright Living Trust, Established by the Revocable Trust Agreement of Miriam H. Wright, dated February 25, 2008 of record in Instrument No. 20181011-0100890 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 11, 2018.

Being the same property conveyed to Steven T. Morris, Trustee of The 4026 Russellwood Drive Trust dated November 27, 2019 by Warranty deed from New Beginnings Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20191217-0130225 Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 17, 2019.

Being also known as 4026 Russellwood Drive, Nashville, Tennessee 37204.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29th day of JULY 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of July, 2020.

The ~~4026 Russellwood Drive~~ Trust dated November 27, 2019

Trustee

Steven T. Morris, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Trustee of The 4026 Russellwood Drive Trust dated November 27, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of July 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

202007300083971

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022