After Recording Return to: Unisource
2530 Red Hill Ave, Ste 110
Santa Ana, CA 92705

VNLS 1161300

Karen Johnson Davidson County
Batch# 471754 DEEDQC
09/08/2020 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200908-0102104

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
104 10 0 225.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to update name and add spouse to title]

New Owner/ Property Being Conveyed
Randal Alton Russell
Miriam Elise Russell
2812 Blair Boulevard,
Nashville, TN 37212

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 30 day of June, 2020, between MIRIAM ELISE RUSSELL, formerly known as Miriam Elise Offutt, a now married woman, joined by her spouse, RANDAL ALTON RUSSELL, residing at 2812 Blair Boulevard, Nashville, TN 37212, collectively hereinafter referred to as "**Party of the First Part**" and RANDAL ALTON RUSSELL and MIRIAM ELISE RUSSELL, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 16 OF BLOCK 7 ON THE PLAN OF FAIRFAX PLACE, OF RECORD IN BOOK 547, PAGES 133, 137 AND 138, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS PROPERTY IS SUBJECT TO THE RIGHT-OF-WAY OF BLAIR BOULEVARD.

SUBJECT TO ALL MATTERS AS SHOWN ON A PLAT OF RECORD IN BOOK 547, PAGE 133, 137 & 138, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIVE COVENANT FOR A DETACHED STRUCTURE OF RECORD IN INSTRUMENT NUMBER 20071217-0144420, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MIRIAM ELISE OFFUTT, A SINGLE WOMAN BY DEED FROM TRISHA C. MCCLANAHAN, RECORDED 06/29/2016 AS DOCUMENT NO. 20160629-0066280, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2812 Blair Boulevard, Nashville, TN 37212
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Miriam Elise Russell
MIRIAM ELISE RUSSELL,
formerly known as Miriam Elise Offutt

Randal Alton Russell
RANDAL ALTON RUSSELL

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE TN } **COUNTY OF** DAVIDSON }

On this 30 day of JUNE, 2020, before me personally appeared **MIRIAM ELISE RUSSELL**, formerly known as Miriam Elise Offutt and **RANDAL ALTON RUSSELL** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K. Butler
Notary Public My Commission Expires: 09/07/2020

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Miriam Elise Russell
MIRIAM ELISE RUSSELL,
formerly known as Miriam Elise Offutt

Randal Alton Russell
RANDAL ALTON RUSSELL

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 30 day of June, 2020.

Ella K. Butler
Notary Public My Commission Expires: 09/07/2020

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

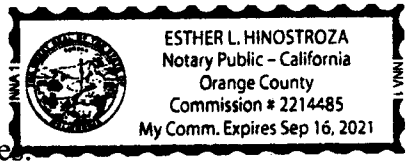
I,____Erika Olivo_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ 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: _____
Notary' Seal (if on paper)