QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF February 2021.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024 (AFFIX SEAL) 8-20-2024

J-SB-TI-20-871

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard W. Russell	**New Owner**	
(NAME) **871 W Old Hickory Boulevard**	(NAME)	**42-9-12.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESA DENISE RUSSELL BUSBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD W. RUSSELL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, on the South side of Old Hickory Boulevard and more particularly described according to a survey by Wayne S. Cooper, Sr., surveyor, dated December 16, 1969 as follows:

Beginning at an iron pin on the southerly side of Old Hickory Boulevard a corner to Noel M. Brown, thence with the line between this property and the Brown property South 4 degrees 30' West 490.8 feet to a point on a margin of a creek; thence North 39 degrees 13' West 149.2 feet to a concrete monument and common corner to the St. Luke Cumberland Presbyterian Church property; thence with the line between this property and the church property North 4 degrees 30' East 395.8 feet to an iron pin in the margin of said Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard South 78 degrees 22' East 104 feet to the point of beginning.

Being the same property conveyed to C.W. Russell and wife, Sarah A. Russell by Warranty Deed from Rebecca Frances Brown, Successor Trustee of the Noel M. and Rebecca O. Brown Trust, recorded December 6, 2006 in Instrument No. 20061206-0150696, Register's Office for Davidson County, Tennessee.

The said C.W. Russell (also known as Clarence Walter Russell) having predeceased the said Sarah A. Russell (also known as Sarah Ann Jackson Russell), leaving her as surviving tenant by the entirety. The said Sarah A. Russell having since died on August 3, 2011, her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, under Docket No. 11P-1232, a copy of which is also of record in Instrument No. 20120924-0086547, Register's Office for Davidson County, Tennessee, devising said property to her children, Richard Wayne Russell, Douglas Edward Russell and Teresa Denise Russell Busby.

Further being the same property conveyed to Richard W. Russell by Quitclaim Deed from the Estate of Sarah Ann Jackson Russell recorded December 21, 2012 in Instrument No. 20121221-0118045, Register's Office for Davidson County, Tennessee. The said Richard W. Russell is one and the same as Richard Wayne Russell.

This is **Improved** property known as: **871 W Old Hickory Boulevard, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 566351 **DEEDQC**
02/03/2021 09:33:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210203-0015293

Witness my/our hand(s) this the 7th day of January, 2021.

Teresa Denise Russell Busby

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA DENISE RUSSELL BUSBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of January, 2021.

Notary Public

My Commission Expires: 11/21/2024

(SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212