Karen Johnson Davidson County
Batch# 581504 DEEDQC
03/02/2021 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0026533

Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
File #B-21-1087

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 26th day of February, 2021.

Notary

Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

QUIT CLAIM DEED

OWNER
Herbert Lee Russell and
Charmenesha L. Russell
1408 Calais Ct
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNERS

MAP & PARCEL
150-09-0A-091.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Herbert Lee Russell** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Herbert Lee Russell and Charmenesha L. Russell, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, 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 Herbert Lee Russell, married by Warranty deed from Mark T. Hill and Jennifer Hill, Husband and Wife of record in Instrument No. 20040811-0096909 Register's Office for Davidson County, Tennessee, dated August 06, 2004 and recorded on August 11, 2004.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved ( ) unimproved (x) property, known as 1408 Calais Court, Antioch, TN 37013

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February, 2021

Herbert Lee Russell

Charmenesha L. Russell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Herbert Lee Russell and Charmenesha L. Russell,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Brentwood (city), TN (state), this 26th day of February, 2021.

Notary Public

Commission Expires: _____

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021