THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 042030
PARCEL: 111.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Kathy Augustin Russell
James Aubrey Russell
708 Ronnie Rd.
Madison, TN 37115

Karen Johnson Davidson County
Batch# 584692 DEEDQC
03/04/2021 11:47:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210304-0028325

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Kathy Augustin Russell fka Kathy D. Augustin, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being improved land and property in the 11th Civil District of said County, and described according to a survey made by Harvey Gee, Surveyor, dated November 10, 1960, as follows:

Beginning at a point in the easterly margin or Ronnie Road, which point is 327. 59 feet south of a concrete monument in the east margin of said road, opposite a turn into Campbell Road; thence north 85 deg. east 352.5 feet to a point; thence south 49 deg. 16' east 139.68 feet to a point; thence south 85 deg. west 450 feet to a point in the easterly margin of Ronnie Road; thence with the margin of the same north 5 deg. west 100 feet to the point of beginning.

Begin the same property conveyed to Kathy D. Augustin, a single person by Installment Deed dated 12/17/1991 from Paul W. Earheart, a single person and Johnnie P. Earheart, a single person of record in Book 8510, Page 684 Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 708 Ronnie Rd., Madison, TN 37115.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HOMESTEAD TITLE & ESCROW, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Kathy Augustin Russell and husband, James Aubrey Russell, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 1st day of March, 2021.

Kathy Augustin Russell

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Kathy Augustin Russell, the Bargainor(s), 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 an official seal this the 1st day of March, 2021.

Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the 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 an official seal this the 1st day of March, 2021.

Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 1st day of March, 2021.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY