Karen Johnson Davidson County
Batch# 594502 DEEDQC
03/18/2021 09:45:24 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210318-0035882

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of March, 2021. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Lisa Russell 127 Deercrest Circle Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: 142030A30900CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robert Melvin Russell, Jr., Jennifer L. Russell, Kaitlyn M. Russell, and Lisa Z. Russell,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Lisa Z. Russell,** her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Unit No. 309 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5305, Page 298, Register's Office for Davidson County, Tennessee, and as described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as through copied herein verbatim.

Being the same property conveyed to Eva M. Russell, unamarried, by deed from Deer Lake Retirement Association, Inc. a Tennessee nonprofit corporation, of record in Instrument No. 20060907-0111042, in the Register's Office of Davidson County, Tennessee.

Eva M. Russell having died June 11th, 2009 in Davidson County, Tennessee. Last Will and Testament of Eva Lassie McConnell Russell filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. #11P226. Last Will and Testament devised subject property to her two children, Robert Melvin Russell, Jr. and Steven Wayne Russell.

Steven Wayne Russell having died on July 16th, 2016 testate but his will has not been probated. [redacted] See affidavits of heirship recorded in Instrument No. 20210318-0035880 and Instrument No. 20210318-0035881, in the Register's Office of Davidson County, Tennessee establishing Kaitlyn M. Russell and Jennifer L. Russell as the only heirs of Steven Wayne Russell. Lisa Z. Russell joins in the signing of this conveyance to convey any interest she may have under the Last Will and Testament of Steven W. Russell.

Steven Wayne Russell and Steven W. Russell being one and the same person.

Eva M. Russell and Eva Lassie McConnell Russell being one and the same person.

Subject property is not and has never been the marital residence of Grantors.

This is improved property known as 309 Deer Lake Drive Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of February 2021.

Robert Melvin Russell

Robert Melvin Russell, Jr.

STATE OF Florida)
COUNTY OF St. Lucie.

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Robert Melvin Russell, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of February 2021.

Ana Luisa Gutierrez
Notary Public
My Commission Expires: 12-19-2021

ANA LUISA GUTIERREZ
Notary Public – State of Florida
Commission # GG 163083
My Comm. Expires Dec 19, 2021
Bonded through National Notary Assn

ANA LUISA GUTIERREZ NOTARY PUBLIC STATE OF FLORIDA

Kaitlyn Russell

Kaitlyn M. Russell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kaitlyn M. Russell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of Feb 2021.

Heather Rock

Notary Public
My Commission Expires: 5/2/2022

HEATHER ROCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Lisa Z. Russell

Lisa Z. Russell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lisa Z. Russell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of February 2021.

Patricia Pedrosa

Notary Public
My Commission Expires: 5/7/2024



Jennifer L Russell
Jennifer L. Russell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jennifer L. Russell**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of February 2021.

Patricia Pedrosa
Notary Public
My Commission Expires: 5/7/2024

PATRICIA PEDROSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024