This Instrument Was Prepared By:

James Bryan Lewis, Esq.
1300 Division Street
Suite 307
Nashville, TN 37203

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch# 595887 DEEDQC
03/22/2021 08:23:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0036979

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rhonda Russell 361 Windhaven Bay Mt. Juliet, TN 37122	095-02-0A-124 CO	Same as Owner

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Rhonda Anne Russell,** the duly-appointed Executrix, a certified copy of her Letters Testamentary being attached hereto as ***Exhibit A***, of the **Estate of Rodney Scott Russell**, the Decedent, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 20P-905, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will, which was duly admitted to probate in Davidson County, Tennessee on July 16, 2020, hereby releases, remises forever and quitclaims unto **Rhonda Anne Russell**, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Unit No. 56 on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to: 2020 property taxes which are due and payable; all matters appearing on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, said Register's Office; and any and all restrictions and easements of record.

Being the same property conveyed to Rodney Russell by deed from Dana Shillington, of record as Instrument Number 20120710-0060474 dated July 10, 2012 said Register's Office for Davidson County, Tennessee; the said Rodney Russell having since died.

This is improved property known as 124 Cottage Place, Nashville, TN 37214.

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

WITNESS my hand this 28 day of February, 2021.

Rhonda Anne Russell
RHONDA ANNE RUSSELL, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda Anne Russell**, **Executrix of the Estate of Rodney Scott Russell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument as her free act and deed in her capacity as **Executrix of the Estate of Rodney Scott Russell** for the purposes therein contained.

Witness my hand and official seal on this the 28 day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

JAMES BRYAN LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

EXHIBIT
A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **RHONDA ANNE RUSSELL** DOCKET NO: **20P905**

*It appearing to the Court that **RODNEY SCOTT RUSSELL** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **RHONDA ANNE RUSSELL**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this July 16th, 2020.

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **RHONDA ANNE RUSSELL** as **Executrix** of the estate of **RODNEY SCOTT RUSSELL**, deceased, and I do further certify that **RHONDA ANNE RUSSELL** is still acting **Executrix** of the estate of **RODNEY SCOTT RUSSELL** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this 16th day of July, 2020.

RICHARD R. ROOKER, Clerk

D.C.