QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 617138 DEEDQC
04/16/2021 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210416-0051354

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & 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 and Alice D, Cole-Russell	**Same**	**42-9-12.00**
(NAME)	(NAME)	
871 W. Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

RICHARD W. RUSSELL ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

RICHARD W. RUSSELL AND ALICE D. COLE-RUSSELL, HUSBAND AND WIFE ("GRANTEE")

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 OR OLD HICKORY BOULEVARD SOUTH 78 DEGREES 22' EAST 104 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD W. RUSSELL, BY QUITCLAIM DEED FROM TERESA DENISE RUSSELL BUSBY, OF RECORD IN INSTRUMENT NUMBER 20210203-0015293, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

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

Witness our hands this the 15th day of April, 2021.

RICHARD W. RUSSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 15 day of April, 2021.

Notary Public

My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY