Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 622090 DEEDQC
04/26/2021 09:42:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210426-0054933

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
W.S. Russell Properties, LLC 1452 Timber Valley Drive Nashville, TN 37214	~~Same As New Owner~~ Steven Russell 1008 Coulsons CT. Hendersonville. TN 37075	108-16-0A-020.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **William S. Russell,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **W.S. Russell Properties, LLC,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Being all of Lot No. 20, on the Final Plat of Timber Ridge, as shown by plat appearing of record in Instrument No. 20040113-0005330, of the Register's Office of Davidson County, Tennessee, to which plat is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to William S. Russell, by Warranty Deed from Chikita L. Pinkerton and Timothy F. Pinkerton, Jr., a married couple, dated November 16, 2020, and recorded in Instrument Number 20201120-0136764, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1452 Timber Valley Dr., Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

William S. Russell, Managing Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named William S. Russell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Member of W.S. Russell Properties, LLC., and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of W.S. Russell Properties, LLC.

WITNESS my hand and official seal, this 21 day of April, 2021.

NOTARY

MY COMMISSION EXPIRES: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 21 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY