Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. #290
Brentwood, TN 37027
File # B-21-7453

Karen Johnson Davidson County
Batch# 757203 DEEDQC
11/17/2021 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211117-0153256

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant
Subscribed and sworn to before me, this 29 **day of** October, **2021.**

Notary Public
My commission expires: 6-1-2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
2828 Old Hickory Blvd #3103	**New Owner**	**072-08-0-153.00**
Nashville, TN 37221		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **David Garrett and wife, Chevi M. Olbes and Richard Garrett and wife, Lindsey Turner hereinafter** the Grantors, by these presents, does hereby quitclaim and convey unto **Deborah Kay Sullivan, an unmarried woman,** hereinafter the Grantee, all their right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hollis M. Russell and wife, Leola B. Russell, by Warranty Deed from Cumberland Construction Company, Inc., of record in Book 1730, Page 331, Register's Office for Davidson County, Tennessee, dated July 01, 1949.

Being the same property conveyed to Hollis M. Russell and wife, Leola B. Russell, and Holly B. Russell by Quitclaim Deed from Hollis M. Russell and wife, Leola B. Russell, of record in Book 9502, Page 396, Register's Office for Davidson County, Tennessee, dated October 21, 1994 and recorded on October 26, 1994. (Value or consideration shown in aforementioned deed $0.00.) Said Leola B. Russell died on or about December 14, 1994, vesting Hollis M. Russell as surviving tenant by the entirety. Said Hollis M. Russell died on or about January 11, 1995. Reference is made to the Affidavit of Heirship of record in Instrument No. 20050509-0052214, said Register's Office, which sets out Holly B. Russell as the only heir of Hollis M. Russell. The said Holly B. Russell became deceased on August 25, 2004 leaving Last Will and Testament filed for Probate in Docket No. 04P-1540, Chancery Court of Davidson County, Tennessee. Deloris C. Stephenson was appointed as Executrix of the Estate of Holly B. Russell with the power to convey and sell real property.

Being the same property conveyed to Brian G. Garrett, a single person, by Installment Deed from Deloris C. Stephenson, Executrix of the Estate of Holly B. Russell of record in Instrument No. 20050509-0052215 Register's Office for Davidson County, Tennessee, dated May 05, 2005 and recorded on May 09, 2005. (Value of consideration shown in aforementioned deed $88,500.00.) The said Brian G. Garrett died married and intestate on March 6, 2019 with an intestate probate filed under Case No. 19P1473 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Reference is made to the Affidavit of Heirship for Brian G. Garrett of record in Instrument No. 20211170153255 ***, Register's Office for Davidson County, Tennessee in which Deborah Kay Sullivan, his wife and David Garrett and Richard Garrett, his sons are named heirs.***

Being also known as 2245 Stratford Avenue, Nashville, TN 37216.

This property is unimproved/improved property known as 2245 Stratford Avenue Nashville, TN 37216.

Witness my hand this 29th day of October, 2021.

David Garrett

Chevi M. Olbes

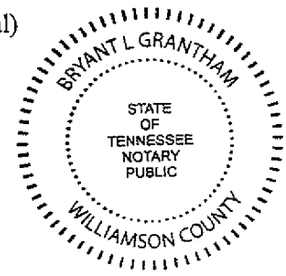
STATE OF TN
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David Garrett and Chevi M. Olbes, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Notary Public
My Commission Expires: 6-1-2025

(Notary Seal)



Witness my hand this 29th day of October, 2021.

Richard Garrett

Lindsey Turner

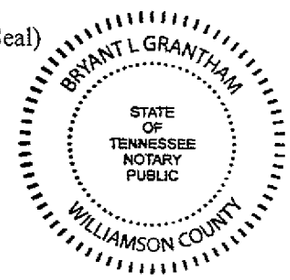
STATE OF TN
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Richard Garrett and Lindsey Turner, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Notary Public
My Commission Expires: 6-1-2025

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-29-21.

Affiant Signature

11-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-12-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/18/2021
COUNTY OF WILLIAMSON