Karen Johnson Davidson County
Batch# 759282 DEEDQC
11/22/2021 03:51:47 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20211122-0155033

Send tax bill to
Attn: ~~Payment Processing~~ Tax Department
P.O. Box ~~2[redacted]~~ 26648
Oklahoma City, OK 73126-~~[redacted]~~ 8912

Quitclaim Deed

RECORDING REQUESTED BY John L Bryant
AND WHEN RECORDED MAIL TO:
Carrie Y Russell, Grantee(s)
1382 Rural Hill Rd unit 187
Antioch, TN 37013
Consideration: $0.00
Property Transfer Tax: $0.00
Assessor's Parcel No.: 163 02 0C 042.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Carrie Russell, **Affiant**
Subscribed and sworn before me this the
22 **Day of** NOV, 2021.
A. Hayes, **Deputy Register**

PREPARED BY: John L Bryant certifies herein that he or she has prepared this Deed.

John L Bryant
Signature of Preparer

11/22/21
Date of Preparation

John L Bryant
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 11/22/2021 in the County of Davidson, State of TN
by Grantor(s), John L Bryant Carrie Y Russell - Bryant,
whose post office address is 220 Cedarmont Cir. Nashville, Tenness 37211,
to Grantee(s), Carrie Y Russell,
whose post office address is 1382 Rural Hill Rd, Unit Antioch, Tennessee 37013,

WITNESSETH, that the said Grantor(s), Johr L Bryant,
for good consideration and for the sum of _____
($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tn and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

John L Bryant
Signature of Grantor

John L Bryant
Print Name of Grantor

Carrie Russell-Bryant
Signature of Second Grantor (if applicable)

Carrie Y Russell
Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Carrie J. Russell
Signature of Grantee

Carrie Y Russell
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TN

County of Davidson

On 11/14/2021, before me, Deehan St.Cloud, a notary public in and for said state, personally appeared, John L Bryant, Carrie Y Russell-Bryant

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Deehan St. Cloud

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TDL

(Seal)

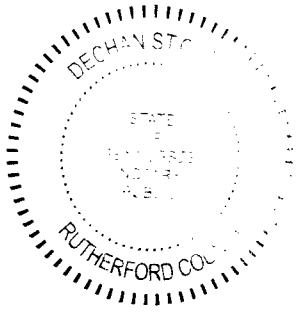


Exhibit "A"

Please see attachecd.

Source of Title: 20130801-0080398

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Carrie J. Russell-Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carrie Y. Russell-Bryant	Mortgage Investors Group	163020C04200CO
(NAME)	(NAME)	
1382 Rural Hill, 187	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130065981 DEEDWARR
Recvd: 08/01/13 15:19 2 pgs
Fees:13.00 Taxes:351.50
20130801-0080398

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 considerations, the receipt of which is hereby acknowledged, we, **James Russell and wife Stella Russell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carrie Y. Russell-Bryant and John L. Bryant, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42, Unit 187, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit B to, and established by, the Master Deed of record in Instrument 200604040038533 and amended in Instruments 200604190045063 and 200611150141803, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to James Russell and wife, Stella Russell by Deed from Elizabeth G. Bakare, unmarried, dated 03/17/2010 and filed for record on 03/19/2010 in Instrument 201003190020879, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Instrument 200604040038533, said Register's Office.
Said Master deed was amended of record in Instrument 200604190045063, Instrument 200611150141803, said Register's Office.
All matters including but not limited to an Easement of record in Book 9340, Page 316, Book 9392, Page 520, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200409100109391, said Register's Office.
Storm water Detention Agreement of record in Instrument 200504140041609, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200505090052192, Instrument 200505090052194, Instrument 200505090052195, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other