Karen Johnson Davidson County
Batch# 819261 DEEDQC
03/10/2022 01:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220310-0027930

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Shemika Bailey** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Chaquata Russell, LaToia Hill, and Keosha Russell,** (Grantees), all of our rights, title, and interests in the following described real property, to wit:

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. 2 on the Plan of J. T. Townes Property of record in Book 4300, page182, as corrected by Surveyor's Certificate of Correction, of record in Book 4651, page 679, all in the Register's Office for said County.
Said Lot No. 2 fronts 90.0 feet on the Southerly margin of Old Tusculum Road and extends back 127.0 feet on the Easterly line and 120.8 feet on the Westerly line to a line in the rear, measuring 90.21 feet thereon.

Being all or part of the same property conveyed to Grantor herein by Affidavit of Heirship of record at Instrument No. 202203100027928 and Corrected Affidavit of Heirship of record at Instrument No. 202203100027929 in said Register's Office. Being the same property previously conveyed to Artemus D. Russell and wife, Deborah D. Russell by Warranty deed from Walter E. Smith and wife, Annie G. Smith of record in Book 6299, page 631, Register's Office for Davidson County, Tennessee, dated May 23, 1984 and recorded on May 25, 1984. Deborah D. Russell having since died on April 17, 2018. Artemus D. Russell having since died on April 19, 2020.
***Grantor warrants that this property is not their primary residence. Grantor is waiving any interest she has in said property.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3rd day of **February, 2022.**

Shemika Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Shemika Bailey,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of **February, 2022.**

Elissa Schmidt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Josephine Sanchez
AFFIANT

SUBSCRIBED AND SWORN before me this the 3rd day of **February, 2022.**

Elissa Schmidt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/2025

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **195 Old Tusculum Rd., Antioch, TN 37013**
TAX PARCEL NO.: **162-06-0-307.00**
PROPERTY OWNER: **Chaquata Russell, LaToia Hill, and Keosha Russell,**
OWNER'S ADDRESS: 600 Pine Log Ford Rd. Travelers Rest, SC 29690
MAIL TAX BILLS TO: 600 Pine Log Ford Rd, Travelers Rest, SC 29690

Certificate of Authenticity

I, Holly A. Mason, 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 February 15, 2022.

Affiant Signature

2/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 9/8/2025

