QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on APRIL 7, 2022.

NOTARY PUBLIC

My Commission Expires: 09-08-2025

SEAN SINAGRA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Willie Jean Russell, Theresa Ann Webster, William Thomas Russell Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell, and Corey Lamont Russell 1112 West Grove Avenue Nashville, TN 37203	Same as New Owner	105 09 0 164.00

Karen Johnson Davidson County
Batch# 855542 DEEDQC
05/13/2022 12:32:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055492

KNOW ALL MEN BY THESE PRESENTS that Willie Jean Russell, Theresa Ann Webster, William Thomas Russell Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell, and Corey Lamont Russell, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Willie Jean Russell, Theresa Ann Webster, William Thomas Russell Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell, and Corey Lamont Russell, joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being the easterly ½ of Lot No. 44 and the westerly 21 feet of Lot No. 45 in the Bransford Realty Company's Re-Subdivision, not of record, of Block "A" of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 332, Page 65, Register's Office for Davidson County, Tennessee, more particularly described by a survey made April 22, 1959, for Harold Levy, by Hickerson-Miller of Nashville, Tennessee, as follows:
>
> Said parts of Lots Nos. 44 and 45 adjoin and front together 46 feet on the north side of West Grove Avenue, extended, and run back 145 feet on the east line and 145 feet on the west line to a dead line in the rear, measuring 46 feet thereon.
>
> Being the same property conveyed to William Thomas Russell and wife, Annie Marie Russell by Warranty Deed from W.L. Bainbridge, III, Unmarried, dated February 2, 1960 and recorded February 9, 1960, of record in Book 3028, Page 197, Register's Office for Davidson County, Tennessee. William Thomas Russell and Annie Marie Russell have since died. See Affidavit of Heirship of record in 20220214-0017063, Register's Office of Davidson County, Tennessee.

This is improved property, known as 1112 West Grove Avenue, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on MAR 29, 2022
witness my hand on APR 7, 2022
(55)

Willie J. Russell
Willie Jean Russell

Theresa D. Webster
Theresa Ann Webster

William T. Russell
William Thomas Russell Jr.

Anthony E. Russell
Anthony Eugene Russell

Deborah Denise Carter
Deborah Denise Carter

James T. Russell
James Timothy Russell

Corey L Russell
Corey Lamont Russell

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On April 7, 2022, before me personally appeared Willie Jean Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2022.

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sean Sinagra
NOTARY PUBLIC

My Commission Expires: 04-08-2025

STATE OF Tennessee

COUNTY OF Davidson

On April 7, 2022, before me personally appeared Theresa Ann Webster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2022.

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sean Sinagra
NOTARY PUBLIC

My Commission Expires: 09-08-2025

STATE OF Ohio

COUNTY OF Franklin

On March 29, 2022, before me personally appeared William Thomas Russell Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 29 March, 2022.

NOTARY PUBLIC STATE OF OHIO

SHANNON CAPLE
Notary Public
State of Ohio
My Comm. Expires
May 20, 2026

Shannon Caple
NOTARY PUBLIC

My Commission Expires: May 20, 2026

STATE OF Tennessee

COUNTY OF Davidson

On April 7, 2022, before me personally appeared Anthony Eugene Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2022.

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sean Sinagra
NOTARY PUBLIC

My Commission Expires: 09-08-2025

STATE OF Tennessee

COUNTY OF Davidson

On April 7, 2022, before me personally appeared Deborah Denise Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2022.

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sean Sinagra
NOTARY PUBLIC

My Commission Expires: 09-08-2025

STATE OF Tennessee

COUNTY OF Davidson

On April 7, 2022, before me personally appeared James Timothy Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2022.

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sean Sinagra
NOTARY PUBLIC

My Commission Expires: 09-08-2025

STATE OF Tennessee

COUNTY OF Davidson

On April 7, 2022, before me personally appeared Corey Lamont Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 7, 2022.

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sean Sinagra
NOTARY PUBLIC

My Commission Expires: 09-08-2025