Karen Johnson Davidson County
Batch# 912500 DEEDQC
09/02/2022 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220902-0099514

NEW OWNER:

James Anthony Russell
& Gayle A. Russell
2173 June Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map: 95
Group: 2
Parcel: 116.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JAMES ANTHONY RUSSELL AND WIFE, GAYLE A. RUSSELL,** hereinafter called the Grantors, have quitclaimed to **JAMES ANTHONY RUSSELL AND WIFE, GAYLE A. RUSSELL for life, with the remainder to JODY STEVEN RUSSELL**, hereinafter called the Grantee, 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. 3 on the Plan of Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said Davidson County, Tennessee.

Said Lot No. 3 fronts 85.04 feet on the southeasterly side of June Drive and runs back 200.4 feet on the southwesterly line and 205 feet on the northeasterly line to a dead line, measuring 66.9 feet thereon.

Being the same property conveyed to James Anthony Russell and wife, Gayle A. Russell, by Deed from Charles A. Tobit and wife, Constance Elaine Tobitt, of record in Book 4535, Page 913, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2173 June Drive, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 31st day of August, 2022.

James Anthony Russell
JAMES ANTHONY RUSSELL

Gayle A. Russell
GAYLE A. RUSSELL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES ANTHONY RUSSELL AND WIFE, GAYLE A. RUSSELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of August, 2022.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 31st day of August, 2022.

Notary Public

My commission expires:

GREGG W. CLARKE MY COMMISSION EXPIRES STATE OF TENNESSEE NOTARY PUBLIC DECEMBER 12, 2022 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/31/22.

Date

Celia Stewart-Rouse

Affiant Signature

8/31/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31st day of August, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY