Karen Johnson Davidson County
Batch# 912501 DEEDQC
09/02/2022 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220902-0099515

NEW OWNER:

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

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

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

Map: 073
Group: 12
Parcel: 070.00

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,** hereinafter called the Grantor, has quitclaimed his One Half (1/2) Undivided Interest 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. 157 on the Revised Plan of Section One. Sunset View, of record in Book 2663, pages 27 and 28, Register's Office for said county, described as follows:

Beginning at a point in the westerly margin of McGavock Pike at the corner of Lots No. 156 and 157; thence with the line between said lots, southwesterly 195 feet to a corner of Lot No. 158; thence with the line between Lots No. 157 and 158, northwesterly 175 feet to a southerly margin of Dundee Lane; thence with the margin of the same, northeasterly 138 feet to the beginning of a curve; thence around said curve, easterly 31.42 feet to the margin of McGavock Pike; thence with the margin of the same southeasterly 135 feet to the point of the beginning.

This conveyance is subject to restrictive covenants filed for record February 15, 1956, in Book 2492, page 307, refer to Lot Nos. according to plan in Book 2331, pages 100 and 101. The land herein before described is according got the revision of Section I of record in Book 2663, pages 27 and 28. The lot herein before described is the same on both plans.

The recorded plan shows an Owner's Certificate, a 40 fool set-back line from McGavock and from Dundee Lane, a 10 foot easement for public utilities along the southerly side line and an anchor easement 2.5 x 20 feet on Dundee Lane at the west front corner lot.

Being the same property conveyed to James A. Russell and wife, Juanita H. Russell, by Installment Deed from Roy Brown and wife, Betty Lou Brown, of record in Book 3310, Page 602-604, Register's Office for Davidson County, Tennessee and further conveyed to James Anthony Russell and Randall Ray Russell as heirs at law of Eunice Juanita Huckaby Russell, also Juanita H. Russell in Affidavit of Heirship of record as Instrument Number 20121204-0111387, Register's Office for Davidson 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.

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

JAMES ANTHONY 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,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he 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
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 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: 4/29/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY