Karen Johnson Davidson County
Batch# 949586 DEEDQC
12/08/2022 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221208-0128012

This Instrument Prepared By & Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CORRECTIVE QUITCLAIM DEED

***This deed is being re-filed to correct the Grantor's Signature of the Quitclaim Deed, filed April 26, 2021, as Instrument number 20210426-0054933, in the Register of Deeds office of Davidson County, Tennessee.**

New Owner	**Taxpayer Information:**	**Map/Parcel**
W.S. Russell Properties, LLC 1008 Coulsons Ct. Hendersonville, TN 37075	W.S. Russell Properties, LLC 1008 Coulsons Ct. Hendersonville, TN 37075	108-16-0A-020.00

This Corrective QuitClaim Deed is being executed for the purpose of correcting the Grantor's Signature of the original QuitClaim Deed that was recorded at Instrument No. 20210426-0054933 in the Register's Office for Davidson County, Tennessee.

Said Quitclaim Deed should have read as follows:

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **William S. Russell, married** hereinafter called the GRANTOR, does hereby quitclaim and convey unto the **W.S. Russell Properties, LLC**, hereinafter called the GRANTEE, all right, title and interest in the said property listed below:

Being all of Lot No. 20, on the Final Plat of Timber Ridge, as shown by plat appearing of record in Instrument No. 20040113-0005330, of the Register's Office of Davidson County, Tennessee, to which plat is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to William S. Russell, married by Warranty Deed from Chikita L. Pinkerton and Timothy F. Pinkerton, Jr., a married couple, dated November 16, 2020, and recorded in Instrument Number 2020120-0136764, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1452 Timber Valley Dr., Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 5th day of DECEMBER, 2022.

William S. Russell

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **William S Russell**, whom I am personally acquainted and who upon his oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of DECEMBER, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of DECEMBER, 2022.

NOTARY PUBLIC

EXP 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202212080128012

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/2022 (date of document).

Jennifer Russell
Affiant Signature

12/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

