Karen Johnson Davidson County
Batch# 950768 DEEDQC
12/13/2022 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221213-0129116

6199

# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2022.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

**THIS INSTRUMENT WAS PREPARED BY:**
**Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**
*(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)*

| OWNER ADDRESS: | SEND TAX BILLS TO: | Parcel ID Number: |
|---|---|---|
| Tara Russell<br>7544 Old Charlotte Pike<br>Nashville, TN 37209 | Owner | 114-00-0-017 |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **ERICA LYNN EARPS, UNMARRIED** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **TARA RUSSELL, UNMARRIED** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the Northerly right-of-way line of Old Charlotte Pike, being a portion of parcel 17.00 on Davidson County Tax Map No. 114 and being more particularly described according to a survey prepared by James Terry & Associates, job number 2012-092, dated October 26, 2012 and proceeding as follows:

Beginning at an iron rod (found) on the Northerly right-of-way line of Old Charlotte Pike, said iron rod being the Southwesterly property corner of a tract of land conveyed to Charles D. Rayburn etux as of record in Book 8234, Page 115, Register's Office for Davidson County, Tennessee; said iron rod also being the most Southeasterly property corner of the herein described tract; thence,

1. With the Northerly right-of-way line of Old Charlotte Pike, South 73 degrees 43 minutes 00seconds West, 50.00 feet to an iron rod (set); thence,

2. Leaving said Northerly right-of-way line and with a new severance line through which this tract is a part of, North 16 degrees 46 minutes 56 seconds West, 374.08 feet to an iron rod (set); thence,

3. South 73 degrees 31 minutes 06 seconds West, 160.16 feet to an iron rod (set); thence,

4. North 16 degrees 09 minutes 52 seconds West, 428.65 feet to an iron rod (set); thence,

5. North 73 degrees 31 minutes 06 seconds East, 415.65 feet to an iron rod (set) in the existing fence line along Westerly property line of a tract of land conveyed to Ruth Hoover and Nancy Knox as of record in Instrument No. 20010404-0032742, Register's Office for Davidson County, Tennessee; thence,

6. Generally, with the existing fence line, the Westerly property line of said Hoover and Knox, in part, South 15 degrees 30 minutes 24 seconds East, 541.19 feet to an iron rod (set) at the Northeasterly property corner of the aforementioned Charles D. Rayburn etux property; thence,

7. With the Northerly property line of said Rayburn, South 73 degrees 31 minutes 06 seconds West, 198.07 feet to an iron rod (found) at the Northwesterly property corner of said Rayburn; thence,

8. With the Westerly property line of said Rayburn, South 16 degrees 46 minutes 56 seconds East, 261.78 feet to the point of beginning and containing 218,238 square feet or 5.010 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to Tara Russell, unmarried woman, Lee Earps and Erica Earps, Husband and Wife, by General Warranty Deed from Patricia L. Robertson, dated 09/18/2019 and recorded 09/24/2019 as Instrument Number 20190924-0096979, in the official records of Davidson County Recording Office. Lee Michael Earps further conveyed his portion of the property to Erica Lynn Earps, by Quitclaim Deed, dated 05/28/2020 and recorded 11/13/2020 as Instrument Number 20201113-0134396, in the official records of Davidson County Recording Office.

This is improved property known as 7544 Old Charlotte Pike, Nashville, TN 37209.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 12 day of December, 2022.

ERICA LYNN EARPS, Grantor

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named ERICA LYNN EARPS, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 12 day of December, 2022.

Commission Expires:

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 12th day of December, 2022.

Ernest D. Bennett, III 12/12/2022

Ernest D. Bennett, III, Affiant

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this the 12th day of December, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023