Karen Johnson Davidson County
Batch# 951854 DEEDQC
12/15/2022 10:57:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221215-0129885

*This Instrument Prepared by:*
Four Star Title, LLC
2506 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

# *QUITCLAIM DEED*

**NEW OWNER:**
W. S. Russell Properties, LLC
1007 Gadwall Cr.
Hendersonville, TN 37075

**SEND TAX BILLS TO:**
same as new owner

**MAP/PARCEL**
182020C00200CO

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 Steven Russell, married**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **W. S. Russell Properties, LLC** hereinafter called the GRANTEE(S), all right, title and interest, he may have, in the said property listed below:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Steven Russell, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated September 10, 2021, of record in instrument No. 20210914-0122914, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Deed from EGH Land Development, LLC, dated June 18, 2021, of record in Instrument No.20210622-0083938, Register's Office for Davidson County, Tennessee.

Subject to restrictions, covenants and easements, etc., of record, if any.

This is improved property located at: **3224 Haskell Lane, Antioch, TN 37013**

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

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

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(S) has hereunder set her hand(s) this 12th day of December, 2022.

**William Steven 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 Steven Russell** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that he executes the foregoing instrument for the purposes therein contained, and of their own free act and deed.

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

NOTARY

MY COMMISSION EXPIRES: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: