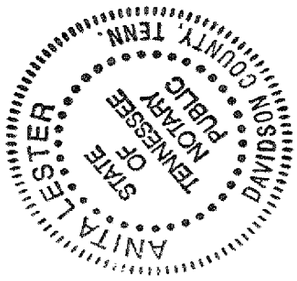
Karen Johnson Davidson County
Batch# 961739 DEEDQC
01/17/2023 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003766

QUITCLAIM DEED



STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
Prepared by information furnished by the parties hereto without the benefit of a title examination.

File No.: 23-0015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia F. Russell and Charlotte Russell and Chelsea Russell,	Rocket Mortgage, LLC FKA Quicken Loans, LLC	Map: 05915006700
(NAME) 1010 Bate Avenue	(NAME) P.O. Box 6577	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLAUDIA F. RUSSELL, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

CLAUDIA F. RUSSELL, UNMARRIED, AND CHARLOTTE RUSSELL, UNMARRIED, AND CHELSEA RUSSELL, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Revised Plan of a Portion of Haynes Manor, Section 1, of record in Plat Book 3700, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claudia F. Russell, a single woman, by deed from Mindy Wright, unmarried, of record in Instrument No. 20210910-0121509, dated September 7, 2021, Register's Office for said County.

This is improved property, known as 729 Ringgold Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 17th day of January, 2023.

Claudia F. Russell



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia F. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 17th day of January, 2023.

My Commission Expires: 10/2/23

Notary Public

Certification of Recorded Documents

I, Julia Wyatt, 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 January 17, 2023.

(AFFIANT) – Julia Wyatt

January 17, 2023
Date

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me January 17, 2023.

My commission expires: 10/2/23

Notary Public