Karen Johnson Davidson County
Batch# 963122 DEEDQC
01/20/2023 12:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230120-0004753

6199

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

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 20th day of January, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Tara Russell 7544 Old Charlotte Pike Nashville, TN 37209	Same as Owner	11400034300

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **J. SHERMAN RUSSELL, an unmarried man** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **TARA RUSSELL, an unmarried woman** (hereinafter "Grantee"), and her heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying partially along the Northerly right of way of Old Charlotte Pike, being parcel ID #11400034300 in the Official Tax Maps of the Assessor of Property for Davidson County, Tennessee, and being more particularly described according to a survey prepared by James G. Terry, TN RLS # 2287, James Terry & Associates, 2601 Elm Hill Pike, Suite R, Nashville, TN 37214 and dated September 19, 2018, and proceeding as follows:

Beginning at an iron rod (new) on the northern right of way boundary of Old Charlotte Pike at a common corner with Tara Russell, Parcel ID #11400001700; thence along said northern right of way of Old Charlotte Pike S 73° 43' 00" W 227.46 feet to an iron rod (new); thence leaving said northern right of way of Old Charlotte Pike and proceeding along a common boundary with Belinda A. Nelson, et. ux., Parcel ID # 11400028200, N 16° 09' 52" W 807.95 feet to an iron rod (new); thence along Nelson's northern boundary S 73° 50' 08" W 350.36 feet to an iron rod (new), being Nelson's northwest corner; thence N 16° 09' 52" W 1,159.38 feet to an iron rod (found) at the northernmost corner of this tract; thence in a southeasterly direction along a common boundary with Hickory Trail Farms, Section I (Plat Book 4460, Page 194) for the following five (5) calls and distances:

S 56° 07' 06" E 315.92 feet to an iron rod (new);
S 57° 58' 41" E 57.71 feet to an iron rod (new);
S 66° 23' 07" E 404.55 feet to an iron rod (new);
S 63° 16' 21" E 139.54 feet to an iron rod (new); and
S 55° 27' 44" E 281.53 feet to an existing fence corner, being a northeasterly corner of this tract;

Thence S 15° 30' 24" E 305.88 feet to an iron rod (new) at the northeasterly corner of Tara Russell, Parcel ID # 11400001700; thence with Tara Russell's northern boundary S 73° 31' 06" W 415.65 feet to an iron rod (new); thence with a portion of Tara Russell's western boundary S 16° 09' 52" E 428.65 feet to an iron rod (new); thence along a common boundary with Tara Russell N 73° 31' 06" E 160.16 feet to an iron rod (new); thence along a common boundary with Tara Russell S 16° 46' 56" E 374.08 feet to the point of beginning. Containing 721,155 square feet or 16.56 acres, more or less.

Being a portion of the same property conveyed to J. Sherman Russell by Quitclaim Deed of record in Instrument No. 20121128-0109373 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7550 Old Charlotte Pike, Nashville, TN 37209.

This conveyance is further 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.

DULY EXECUTED this 20th day of January, 2023.

J. Sherman Russell, Grantor

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 J. Sherman Russell, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 20th day of January, 2023.

Commission Expires: _____

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

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 the 20th day of January, 2023

Ernest D. Bennett, III, Affiant 1-20-2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 20th day of January, 2023.

Commission Expires: _____

Notary Public

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