Name and Address of New Owner
Jeffrey Thomas Russell
114 Park Circle
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 990984 DEEDQC
04/12/2023 02 44 28 PM 2 pgs
Fees $12 00 Taxes $0 00
20230412-0026963

Send Tax Bills To
New Owner

This Instrument Prepared By
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No 053-11-0-023
Map & Parcel No 053-11-0-022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Dennis Kirby and Robert Lynn Russell,** "the Grantors," convey and quitclaim unto **Jeffrey Thomas Russell, a married man,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 10 and the North one-half of Lot No 11, Block "A", on the Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, Register's Office for Davidson County, Tennessee

Said Lot No. 10 fronts 69.3 feet on the West side of Park Circle and runs back between lines 180 feet to the property of Dupont Rayon Company and fronting thereon 140 2 feet Said one-half of Lot 11 fronts 30 feet on the West side of Park Circle and runs back between parallel lines 180 feet to a dead line, being 30 feet thereon

Being the same property conveyed to Georgia B Russell, a single person by Warranty deed from Mary Lou Graves and Phillip L. Roeser, all the heirs at law of Louis Roeser and wife, Marie D Roeser dated May 2, 1985 and filed of record in Book 6547, page 693, Register's Office for Davidson County, Tennessee Further being the same property conveyed to Jeffrey Thomas Russell by Quitclaim deed from Georgia B Russell dated July 25, 2013 and filed of record in Instrument No 20130726-0078071, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John Dennis Kirby, Carolyn Kirby Meeks, Robert Lynn Russell, Jeffrey Thomas Russell by Quitclaim deed from Jefrey Thomas Russell dated July 25, 2013 and of record in Instrument No. 20130726-0078072 Register's Office for Davidson County, Tennessee Further being the same property conveyed to Jeffrey Thomas Russell by Quitclaim deed from Carolyn Meeks dated April 12, 2022 and filed of record in Instrument No 20220412-0042430 Register's Office for Davidson County, Tennessee

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T C A 260-2-307 or other similar statute

Improved property known as 114 Park Circle, Old Hickory, TN 37138

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10 day of April, 2023.

(SEAL)
John Dennis Kirby

(SEAL)
Robert Lynn Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of April, 2023, before me personally appeared John Dennis Kirby and Robert Lynn Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of April, 2023

Notary Signature
My commission expires 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2023

Notary Signature
My commission expires

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commiss... 024