Karen Johnson Davidson County
Batch# 1028394 DEEDQC
07/19/2023 01:29:54 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20230719-0055625

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 17 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Russell	**SAME**	**077 00 0 068.00**
(NAME) **8349 Cub Creek Road.**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **AUDREY LYNN WILLIAMS, RYAN LEIGHTON HEATHERLY, and CYNTHIA HEATHERLY,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **DEBRA RUSSELL, a single person,** hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in eighth Civil District of Davidson County, Tennessee, and described according to survey of S. H. Hutchison, made in January, 1967 as follows: Beginning at an iron pin in the center of Cub Creek Road in the line of Monday; thence, with Monday's line S. 60 deg. E. 7.6 poles to a point in center of Cub Creek; thence, with the center of said creek as follows, N. 35 deg. 30" E. 7.04 poles to a point near a cherry tree; thence, S. 51 deg. E. 9.3 poles to a sycamore tree; thence, N. 57 deg E. 21.8 poles to a point in the center of creek; thence, leaving the creek and continuing with the E. Dozier lines N. 85 deg. 45' E. 11 poles; 71 deg. 45' E. 6 poles to a stake; N. 15 deg. E.5.16 poles to a stake and N. 72 deg. 45' W. 7.6 poles to a stake in said creek; thence, crossing the creek N. 41 deg. E. 3 poles to a stake on N. W. bank of creek; thence, N. 71 deg. E. 24 poles to stake on the E. side of the creek; thence, N. 1 deg. W. 7 poles to a stake, Dozier's corner; thence, N. 36 deg. W. 20 poles to a point in in the center of Cub Creek Road, stake on south edge of road; thence, with the center of Club Creek Road as follows, S. 44 deg. 45' W. 50 poles to a point in the center of road, utility pole on southside of road as pointer; thence, S. 52 deg. W. 27 poles to the point of beginning, containing 7.90 acres.

Being a part of the land devised to grantors by the Will of Marcia Newsom Adkisson, of record in Will Book 80, Page 181, Probate Court for Davidson County, Tennessee.

Being the same property transferred to Stroud Heatherly and wife, Murlene Heatherly by warranty deed from W. V. Gross and wife, Lela Gross, of record in Book 4455 Page 946 of the Register of Deeds of Davidson County, Tennessee.

Being the same property conveyed to Sherwin L. Heatherly by Quitclaim Deed dated October 9, 2018, from Debra Russell, of record in Instrument No. 20181009-0100090, Register's Office for Davidson County, Tennessee.

Further, said property passing to AUDREY LYNN WILLIAMS, RYAN LEIGHTON HEATHERLY, and CYNTHIA HEATHERLY, by intestate succession, the aforementioned SHERWIN HEATHERLY having died on October 6, 2022, referenced by Affidavit of Heirship dated July 18, 2023, in the Register's Office for Davidson County, Tennessee, Instrument No. 20230719-0055624.

The said AUDREY LYNN WILLIAMS and AUDREY LYNN HEATHERLY (WILLIAMS), being the same for purposes of this transaction; the said CYNTHIA HEATHERLY and CYNTHIA RAGAN HEATHERLY being the same for purposes of this transaction, being the same; and the said SHERWIN L. HEATHERLY and SHERWIN HEATHERLY being the same for purposes of this transaction.

The original conveyance on previous deed has been listed for informational purposes.

This property is conveyed subject to Subject to right-of-way for Cub Creek Road and such limitations, restrictions, and encumbrances as may affect the property.

Unimproved ( )
This is improved (X) property, known as: **8349 Cub Creek Road, Nashville, TN 37209.**

Witness our hands, this the 17th day of July, 2023.

SIGNATURE PAGES AND ATTESTATION ATTACHED ON SUBSEQUENT PAGES

Audrey Lynn Williams
AUDREY LYNN WILLIAMS

7/17/2023
DATE

STATE OF Indiana)
COUNTY OF Hendricks)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AUDREY LYNN WILLIAMS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 17 day of July, **2023.**

My Commission Expires: 5-3-2031

Sandra L Gallatin
Notary Public

SANDRA L GALLATIN
Notary Public - Seal
Hendricks County - State of Indiana
Commission Number NP0665065
My Commission Expires May 3, 2031

RYAN LEIGHTON HEATHERLY

7/12/2023

DATE

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 **RYAN LEIGHTON HEATHERLY** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 12 day of July, **2023.**

My Commission Expires: 11-2-26

Notary Public



Cynthia Heatherly

CYNTHIA HEATHERLY

7/17/23

DATE

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 **CYNTHIA HEATHERLY** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

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

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026