Karen Johnson Davidson County
Batch# 1038024 DEEDQC
08/14/2023 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230814-0062996

This Instrument
Prepared By:
and return to
HHHL, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1110 Russell, LLC, a Tennessee Limited Liability,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and convey unto **Joshua L. Hunter, Trustee of the Vibrant Victorian Trust, dated November 28, 2022,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, 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 1110 Russell, LLC, a Tennessee limited liability company by Warranty Deed from Peter T. McDowell, an unmarried man dated June 17, 2022 and filed for record on July 05, 2022 in Instrument #20220705-0077194, Register of Deeds Office for Davidson County, Tennessee.

*NOTE: This property in unimproved property.

Being also known as 0 Russell Street Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 14th day of August, 2023.

1110 Russell, LLC

Joshua Hunter, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua Hunter, in his capacity as Authorized Agent for 1110 Russell, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, executed the foregoing instrument in such capacity by signing his name hereto.

Witness my hand and seal this 14th day of August, 2023.

Notary Public

My Commission Expires: _____



AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Vibrant Victorian Trust 1110 Russell Street Nashville, TN 37206	Same	Davidson County: 083-13-0-029.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

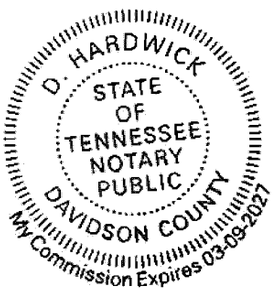
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 14th day of August, 2023.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 14, 2023**.

Date

D Hardwick

Affiant Signature

August 14, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026