Karen Johnson Davidson County
Batch# 1060033 DEEDQC
10/12/2023 01 40 05 PM 4 pgs
Fees $22 00 Taxes $0 00
20231012-0080052

QUITCLAIM DEED

Address New Owner as Follows	Send Tax Bills To.	Map-Parcel No.
Joseph V Russell and Anne L Russell, as Co-Trustees of the Russell Community Property Trust u/a/d August 28, 2023 1218 Chickering Road Nashville, TN 37215	Same	130 14 0 013 00 and 130 14 0 041 00

This instrument prepared by HOLLAND & KNIGHT LLP, Amelia White, Esq , 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Anne L Russell
Affiant

JOHN BUNGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 3, 2025

Subscribed and sworn to before me, this the 28th day of August, 2023

J. Bunge
NOTARY PUBLIC
My Commission Expires: 3/3/25

FOR AND IN CONSIDERATION of Ten Dollars ($10 00), and other good and valuable consideration, JOSEPH V RUSSELL and wife, ANNE L RUSSELL ("Grantors") do hereby quitclaim and convey unto JOSEPH V RUSSELL AND ANNE L RUSSELL, AS CO-TRUSTEES OF THE RUSSELL COMMUNITY PROPERTY TRUST U/A/D August 28, 2023 ("Grantee"), its successors and assigns, all of Grantors' right, title and interest, in and to the following described land in Davidson County, Tennessee

See Exhibit A attached hereto

Being the same property conveyed to Joseph V Russell and wife, Anne L Russell, by Deed from J W Warner, III and wife, Joyce Walne Warner, of record in Book 9137, page 361, Register's Office for Davidson County, Tennessee

This is improved property known as 1218 Chickering Road, Nashville, Tennessee 37215

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28 of August, 2023

Joseph V Russell

Anne L 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 Joseph V Russell and Anne L Russell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal at office in Nashville, Tennessee, this the 28th of August, 2023

NOTARY PUBLIC

My Commission Expires 3/3/25

JOHN BUNGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3, 2025

EXHIBIT A

Legal Description

TRACT I
Metro Map Parcel 130-14-0 013.00

Being a tract of land in the Seventh, formerly the Eleventh Civil District of Davidson County, being parts of Blocks "H and I" on the map of Belle Meade Subdivision No 2, as of record in Book 421, page 51, Register's Office for said County, described according to a survey made by Z. J Wilkinson, surveyor, May 22, 1940, as follows·

Beginning at a spike in Belle Meade Pike (now Chickering Road) at a point opposite the northwest corner of the property conveyed to Cornelia Folk Stevens by deed from Edwin Warner and wife, of record in Book 1082, page 182, said Register's Office, thence with the center of said spike north 16 degrees, 15' east 311.7 feet to another spike; thence north 89 degrees, 15' east 1867 feet to a stake; thence south 3-1/2 degrees west, 433.5 feet to a stake at the northeast corner of said Stevens' property, thence with said Stevens' northerly line, north 86 degrees, 30' west, 1878 feet to the beginning, containing 15.99 acres, more or less.

INCLUDED in the tract hereinabove described, but EXCLUDED from this conveyance is that tract described in a certain conveyance made to Belle Meade Properties, II, said deed being dated 10 August, 1982, and the property therein conveyed being described as follows

Land in Davidson County, Tennessee, being part of Tract II on a plan of resubdivision of parts of Block "H and I" on a Plan of Belle Meade, No 2, Book 421, page 51, R O D C., said resubdivision plan being of record in Book 4675, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Miller/Wihry/Lee, Inc on August 2, 1982, as follows

Beginning at a point, said point being south 04 degrees, 20' 55" west a distance of 433.21 feet from a corner post, said corner post being the southeasterly corner of Belle Meade Block II, Section X of record in Book 2900, page 112, R O D C ; said point of beginning also being the southeast corner of a tract conveyed to Gus D Kuhn, Jr , and wife, Barbara J Kuhn, by deed of record in Book 4727, page 715, R.O D C., thence south 04 degrees, 20' 55" west a distance of 433 21 feet to a point, being the northeasterly corner of a tract conveyed to Cornelia Folk Stevens by deed of record in Book 1082, page 182, thence with the northerly line of said Stevens' property, north 85 degrees, 12' 9" west a distance of 740 00 feet to a point, thence on a new line north 04 degrees, 34' 1" east a distance of 380.73 feet to a point in southerly line of said Kuhn property, thence south 89 degrees 16' 7" east a distance of 740 feet to a point of beginning containing 6 9 acres, more or less.

TRACT II
(Metro Parcel No. 130-14-0 041.00)

Being a certain tract of land containing 11 acres, more or less, and described according to a survey made by David B Smith, Tennessee No 1409, dated 23 September, 1982, and recorded in Book 5200, page 452, Register's Office of Davidson County, Tennessee, designated as Parcel No N08-Not A Building Site, on the subdivision plat for Town Properties, Inc , known as Chancery South, and shown on said survey and described as follows

Beginning at a point marked by an iron pin in the north boundary of the property of Cornelia Folk Stevens as same is described by deed of record in Book 1082, page 182, R.O D C , being the southeast corner of the

property herein conveyed, and running from said point, in said line, the south line of the tract herein conveyed, north 85 degrees, 5' 32" west 10 feet to a point, also marked by an iron pin, thence north 4 degrees, 39' 19" east, 381 66 feet more or less to a new iron pin; thence south 89 degrees, 9' 2" east, 10 feet to a new iron pin, the northeast corner of the property herein conveyed, and located in the south boundary of Gus D Kuhn, Jr ; thence south in a line parallel to the western boundary of the tract herein conveyed 96 66 feet more or less to a point, thence continuing with said line 285 feet more or less to the point of beginning