Karen Johnson Davidson County
Batch# 1066456 DEEDQC
10/31/2023 09:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231031-0084891

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 106375TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Claire H. Russell f/k/a Claire E. Hajek, married to Kristopher J. Russell**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantee(s) interest, unto the Grantee(s), **CLAIRE H. RUSSELL,** a married woman, whose address is 5008 Walden Woods Dr, Hermitage, TN 37076, in the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 3 on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 909, Register's Office for Davidson County, Tennessee.

Subject to Walden Woods, a Planned Unit Development, By-Laws and restrictions of record in Book 11244, Page 105 and Instrument Number 20080324-0029093, said

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Register's Office.

Subject to easement for stormwater detention granted to Metropolitan Government of Davidson County, TN of record in Book 11258, Page 790, said Register's Office.

Subject to conveyance for open space of record in Instrument Number 20050721-0085299, said Register's Office.

Subject to all other easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 075 16 0A 003.00
Street address of property: 5008 Walden Woods Drive, Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20130531-0054750 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Claire H. Russell and 5008 Walden Woods Drive, Hermitage, TN 37076

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202310310084891

Signed this 13 day of October, 2023.

Signatures of Grantors:

Claire H. Russell f/k/a Claire E. Hajek

Claire H. Russell,
f/k/a Claire E. Hajek

Kristopher J. Russell

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13 day of October, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Claire H. Russell, f/k/a Claire E. Hajek and Kristopher J. Russell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tressie M. Lewis

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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Property Address: 5008 Walden Woods Drive, Hermitage, TN 37076
Tax Parcel: 075 16 0A 003.00

Oath of Consideration

I, Claire H. Russell, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 13 day of October, 2023.

Signatures of Affiant(s):

Claire H. Russell

Sworn and subscribed before me this 13 day of Oct, 2023

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Amber Sallings, 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 10/13/23 (date of document).

Affiant Signature

10/30/2023
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 30th day of October, 2023.

ELIZABETH MCCOOL ELINA
Notary ID #132676665
My Commission Expires
September 15, 2024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL