RECORD AND RETURN TO:
Boston National Title Agency
400 Rouser Rd. Bldg. 2 / Suite 500
Coraopolis, PA 15108

File No. TN23108316

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 172 12 0B 151.00

Karen Johnson Davidson County
Batch# 1093189 DEEDQC
01/24/2024 08:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240124-0004543

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 4th day of January, 2024, by and between **Jerald D. Russell III and Danielle M. Russell, formerly a married couple, now divorced,** residing at 1436 Woodfield Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Danielle M. Russell, an unmarried woman,** residing at 1436 Woodfield Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1436 Woodfield Drive, Nashville, TN 37211

Being that parcel of land conveyed to Jerald D. Russell III and Danielle M. Russell, husband and wife from Samuel H. Lee and wife, Eunmee Y. Lee by that Deed dated 5/12/2011 and recorded 5/18/2011 in Official Records Instrument No. 20110518-0038017 of the Public Records of Davidson County, TN.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jerald D. Russell III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jerald D. Russell III** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 4th day of January, 2024.

Notary Public

My Commission expires: 7-6-26

TIFFANY A. DICKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Danielle Russell

Danielle M. Russell

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Danielle M. Russell** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in DAVIDSON, this 17 day of JAN, 2024.

Notary Public

My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Danielle Russell
Affiant

Print Name: Danielle Russell

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 17 day of JAN, 2024.

Notary Public
My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Danielle M. Russell
1436 Woodfield Drive
Nashville, TN 37211

Name and address of property owner:

Danielle M. Russell
1436 Woodfield Drive
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Taylor Reed, 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 January 17, 2024 (date of document).

TaylorReed
Affiant Signature TaylorReed

January 22, 2024
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 22nd day of January, 2024.

Notary's Signature

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

NOTARY'S SEAL

EXHIBIT A
LEGAL DESCRIPTION

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 372, BRADFORD HILLS, SECTION EIGHT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 387 AND 388, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS: ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 387 AND 388 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 6; RESTRICTIONS OF RECORD IN BOOK 8069, PAGE 170 AND BOOK 8634, PAGE 799; BY-LAWS OF RECORD IN BOOK 8071, PAGE 531; EASEMENTS OF RECORD IN BOOK 8377, PAGE 769, BOOK 8377, PAGE 808, BOOK 7690, PAGE 260, BOOK 10316, PAGE 622 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Parcel ID Number: 172 12 0B 151.00

Property commonly known as: 1436 Woodfield Drive, Nashville, TN 37211