This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
(615) 784-4800

From information furnished by the parties

Karen Johnson
Batch # 1093880
01/25/2024 08:59:04 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240125-0004943

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)
Sworn to and subscribed before me
this 12th day of January, 2024.

BRYSON EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Rhonda Anne Russell, Trustee of the Russell Family Trust, dated January 12, 2024, and any amendments thereto.
124 Cottage Place
Nashville, TN 37214

SEND TAX BILLS TO:
Rhonda Anne Russell, Trustee of the Russell Family Trust, dated January 12, 2024, and any amendments thereto.
124 Cottage Place
Nashville, TN 37214

MAP AND PARCEL:
095-02-0A-124 CO

FOR NO MONETARY CONSIDERATION, I, **Rhonda Anne Russell,** by these presents do hereby quitclaim and convey unto **Rhonda Anne Russell, Trustee of the Russell Family Trust, dated January 12, 2024,** all my right, title, and interest in and to the following tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 56 on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to: all matters appearing on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages 816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, said Register's Office; and any and all restrictions and easements of record.

BEING the same property conveyed to Rhonda Anne Russell, by Quitclaim Deed from Rhonda Anne Russell, Executrix of the Estate of Rodney Scott Russell, dated February 28, 2021, of record in Instrument Number: 20210322-0036979, in the Register's Office of Davidson County, Tennessee.

This is improved property more commonly known as 124 Cottage Place, Nashville, TN 37214.

Witness by my hand this 12th day of January, 2024.

Rhonda Anne Russell

Rhonda Anne Russell

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 12th day of January, 2024, personally appeared before me, **Rhonda Anne Russell**, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal.

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

