This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1098578 DEEDQC
02/06/2024 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240206-0008399

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 16 day of July, 2023.

Notary Public
My Commission Expires: 11-6-24

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number( |
|---|---|---|
| THE FEDELL TRUST<br>4236 Jamesborough Place<br>Nashville, Tennessee 37215 | THE FEDELL TRUST<br>4236 Jamesborough Place<br>Nashville, Tennessee 37215 | 131070A02700CO |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Russell Fedell and Caroline Fedell, husband and wife** ("Grantor") does hereby quitclaim and convey unto **THE FEDELL TRUST** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2ion the Plan of Jamesborough Place (formerly Hillsborough Place) of record in Book 5200, page 160, amended in Inst. No. 20150203-0010005, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Russell Fedell and Caroline Fedell, husband and wife as from Brent Daniel Blackburn and Annie Ierardi Blackburn, husband and wife by Warranty Deed dated April 25, 2022 of record at Instrument No. 20220427-0045699 in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. This is improved property known as: **4236 Jamesborough Place Nashville, Tennessee 37215**

**IN WITNESS WHEREOF**, Grantor has executed this instrument on July 15, 2023

GRANTOR:

**Russell Fedell**

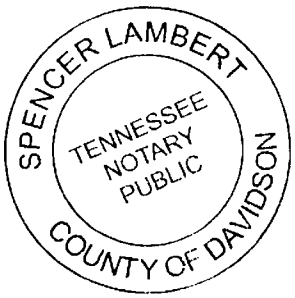
Caroline Fedell

**Caroline Fedell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Russell Fedell and Caroline Fedell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on July 15, 2023.




Notary Public
My Commission Expires: 11/6/24

- The text of a certification of an electronic document must be in the following form.

I, Spencer Lambert 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/15/23 (date of document).

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July 2023

Rachel Marie Collins
Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

