Karen Johnson Davidson County
Batch# 1190982 DEEDQC
10/08/2024 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0077997

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Erin Clayton Rainey 330 DUKE ST. NASHVILLE, TN 37207	New owners	071080W00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeremy Devin Russell**, by these presents does hereby quitclaim and convey unto, **Erin Clayton Rainey,** her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Unit No. 2, on the Plan of Homes at 326 Duke Street, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of Homes at 326 Duke Street, a Horizontal Property Regime with Private Elements, and bylaws appended thereto as Exhibit "C", of record in Instrument No. 20201113-0133916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a potion of the same property conveyed to Jeremy Devin Russell and Erin Clayton Rainey, husband and wife by Warranty deed from Bryan L. Webb of record in Instrument No. 20190326-0027134 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 26, 2019.

Being also known as 330 Duke Street, Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of October 2024.

Jeremy Devin Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeremy Devin Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7 day of October 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 7 day of October, 2024.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 7. 2024.

Affiant Signature

8th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

