Johnson
Batch # 1218916
12/26/2024 09 32 13 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241226-0099483

Address New Owner	Map-Parcel Numbers	
William Joseph Nobel and Callie Cunningham Nobel 6528 Melinda Drive Nashville, TN 37205	**082 16 0B 303.00**	**SAME**

This instrument prepared by Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **William Nobel** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **William Joseph Nobel and Callie Cunningham Nobel, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **939 Russell Street, #13, Nashville, TN 37206**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 4th day of December, 2024

Notary Public
My Commission Expires 06/20/2027

PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 4th day of December, 2024.

WILLIAM NOBEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Nobel,** 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 within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of December, 2024.

Notary Public

My Commission Expires.
06/20/2027

EXHIBIT A

(Legal Description of the Property)

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of the Russell Street Commons III Condominiums, a horizontal property regime, create under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed for Russell Street Commons I Condominiums, of record in Book 6928, Page 645, and amended in Book 7303, Page 487, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Russell Street Commons III Condominiums, of record in Book 6900, Page 375, said Register's Office, for a more complete identification and description of such Unit.

Unit #303 and Unit #13 being one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 375, Register's Office for Davidson County, Tennessee.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Russell Street Commons III and recorded in Book 6928, page 645 and Book 7303, Page 487, Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Book 6928, page 645 and Book 7303, Page 487, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William Nobel from Wayne W. Vincent, unmarried, by warranty deed filed for record on November 6, 2012, Instrument Number 20121106-0102323, as of record in the Register's Office for Davidson County, Tennessee.