Karen Johnson Davidson County
Batch# 1224896 DEEDQC
01/09/2025 12:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250109-0001966

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24654071

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Russell Fedell and Caroline Fedell**
Address of New Owner(s): **4236 Jamesborough Place, Nashville, TN 37215**

Property ID NUMBER: 131070A02700CO

THIS INDENTURE, made and entered into this 3 day of January, 2025, by and between **The Fedell Trust** party of the first part ("Grantor"), and **Russell Fedell and Caroline Fedell, Husband and Wife, as Tenants by the Entirety,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Zero Dollars and No Cents ($0.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same Property conveyed to The Fedell Trust, by deed from Russell Fedell and Caroline Fedell, Husband and Wife, dated July 16, 2023 and recorded February 6, 2024 in Instrument No. 20240206-0008399 in the Register's Office of Davidson County, TN

TMS: 131070A02700CO

Property Address: 4236 Jamesborough Place, Nashville, TN 37215

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74435830 QC101 01 0107

WITNESS the signature of the said party of the first part the day and year first above written.

The Fedell Trust

Russell Fedell, Co-Trustee

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 3rd day of January 2025, before me personally appeared Russell Fedell, Co-Trustee of The Fedell Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 3rd day of January, 2025.

Signature of Notary Public

my commission expires: 07/03/2028

TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74435830 QC101 01 0107

WITNESS the signature of the said party of the first part the day and year first above written.

The Fedell Trust

Caroline Fedell

Caroline Fedell, Co-Trustee

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 3rd day of January 20 25, before me personally appeared Caroline Fedell, Co-Trustee of The Fedell Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 3rd day of January, 20 25.

Signature of Notary Public

my commission expires: 07/03/2028

TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74435830 QC101 01 0107

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), § 67-4-409(1)(D)**

Kristin Simms
Affiant

Subscribed and sworn to before me this 7 day of January, 2025.

Lori J Smith
Notary Public Signature
My commission expires: 06/11/2029

LORI J SMITH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires June 11, 2029
Acting in the County of Wayne

MCD 74435830 QC101 01 0107

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 131-07-0A-027-00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON 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.

Commonly known as: 4236 Jamesborough Pl, Nashville, TN 37215-3614

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to The Fedell Trust, by deed dated July 15, 2023 of record in Deed Instrument/Case No. 20240206-0008399, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Kristin Simms, 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 1-3-2025 (date of document).

Kristin Simms
Affiant Signature

Date 1/7/2025

State of Michigan

County of Wayne

Sworn to and subscribed before me this 7 day of January, 2025.

Lori J Smith
Notary Signature Lori J Smith

My Commission Expires: 06/11/2029

Notary Seal:

LORI J SMITH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires June 11, 2029
Acting in the County of Wayne

MCD 74435830 QC101 01 0107