This Instrument Prepared by:
Clements & Eubanks, PC
2494 N Mount Juliet Rd , Ste 100
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson Davidson County
Batch # 1234711 DEEDQC
02/06/2025 08 35 13 AM 2 pgs
Fees $12 00 Taxes $0 00
20250206-0008980

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 23rd day of January, 2025.

Bryson Eubank, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

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:	SEND TAX BILLS TO:	MAP AND PARCEL:
Austin Michael Russell, Trustee of the Russell Family Trust, dated January 23, 2025 2621 Thicket Ridge Court Hermitage, TN 37076	Austin Michael Russell, Trustee of the Russell Family Trust, dated January 23, 2025 2621 Thicket Ridge Court Hermitage, TN 37076	097 02 0A 349.00

FOR NO MONETARY CONSIDERATION, I, **Michelle Russell,** by these presents do hereby quitclaim and convey all my right, title, and interest in and to the following tract or parcel of land unto **Austin Michael Russell, Trustee of the Russell Family Trust, dated January 23, 2025**, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 349 on the plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument No. 20130702-0068170, Register's Office for

Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to **Michelle Russell** by **Beazer Homes Corp., a Tennessee Corporation,** by Warranty Deed of record in Instrument No. 20131122-0120402, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and now shown by the Public Records.

This is improved property more commonly known as 2621 Thicket Ridge Ct, Hermitage, TN 37076.

Witness by my hand this 23rd day of January, 2025

Michelle Russell

Michelle Russell

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 23rd day of January, 2025, personally appeared before me, Michelle 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

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY