Karen Johnson Davidson County
Batch # 1272214 DEEDQC
05/12/2025 02:22:01 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20250512-0037301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Debra Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2025.

Notary Public

My Commission Expires: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE DEBRA RUSSELL REVOCABLE LIVING TRUST	**SAME**	**077 00 0 068.00**
(NAME) **8349 Cub Creek Road**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **DEBRA RUSSELL, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **DEBRA RUSSELL, Trustee of THE DEBRA RUSSELL REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE DEBRA RUSSELL REVOCABLE LIVING TRUST, Dated May 1, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in eighth Civil District of Davidson County, Tennessee, and described according to survey of S. H. Hutchison, made in January, 1967 as follows: Beginning at an iron pin in the center of Cub Creek Road in the line of Monday; thence, with Monday's line S. 60 deg. E. 7.6 poles to a point in center of Cub Creek; thence, with the center of said creek as follows, N. 35 deg. 30" E. 7.04 poles to a point near a cherry tree; thence, S. 51 deg. E. 9.3 poles to a sycamore tree; thence, N. 57 deg E. 21.8 poles to a point in the center of creek; thence, leaving the creek and continuing with the E. Dozier lines N. 85 deg. 45' E. 11 poles; 71 deg. 45' E. 6 poles to a stake; N. 15 deg. E.5.16 poles to a stake and N. 72 deg. 45' W. 7.6 poles to a stake in said creek; thence, crossing the creek N. 41 deg. E. 3 poles to a stake on N. W. bank of creek; thence, N. 71 deg. E. 24 poles to stake on the E. side of the creek; thence, N. 1 deg. W. 7 poles to a stake, Dozier's corner; thence, N. 36 deg. W. 20 poles to a point in in the center of Cub Creek Road, stake on south edge of road; thence, with the center of Club Creek Road as follows, S. 44 deg. 45' W. 50 poles to a point in the center of road, utility pole on southside of road as pointer; thence, S. 52 deg. W. 27 poles to the point of beginning, containing 7.90 acres.

Being a part of the land devised to grantors by the Will of Marcia Newsom Adkisson, of record in Will Book 80, Page 181, Probate Court for Davidson County, Tennessee.

Being the same property transferred to Stroud Heatherly and wife, Murlene Heatherly by warranty deed from W. V. Gross and wife, Lela Gross, of record in Book 4455 Page 946 of the Register of Deeds of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Debra Russell and Heather Russell, by Last Will and Testament of Stroud Heatherly (date of death March 15, 2014), dated October 8, 2004, (the said Murlene Heatherly, wife, having predeceased him in death on February 13, 2014.) pursuant to probate action of record in Davidson County Probate Court, Docket No. 15P-796 (order dated May 20, 2015), unrecorded, and having attached a copy of said will to this instrument.

FURTHER BEING the same property conveyed to Debra Russell by Quitclaim Deed dated May 1, 2025, from Heather Milliken (also known as Heather Russell), of record in Instrument No. 20250512-0037300 *, and further by Quitclaim Deed dated July 17, 2023, from Audrey Lynn Williams, Ryan Leighton Heatherly, and Cynthia Heatherly, of record in Instrument No. 20230719-0055625, all on record at the Register of Deeds Office for Davidson County, Tennessee.*

This property is conveyed subject to Subject to right-of-way for Cub Creek Road and such limitations, restrictions, and encumbrances as may affect the property.

Unimproved ( )
This is improved (X) property, known as: **8349 Cub Creek Road, Nashville, TN 37209.**

Witness our hands, this the 1st day of May, 2025.

x Debra Russell
DEBRA RUSSELL

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 **DEBRA RUSSELL** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 1st day of May, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

Copy

LAST WILL AND TESTAMENT

15D796

FILED
MAY 20 2015
RICHARD ROOKER, Clerk
By [illegible] Deputy

OF

STROUD HEATHERLY

I, STROUD HEATHERLY, of Davidson County, Tennessee, being of sound mind and disposing memory and realizing the uncertainty of life, do hereby make, publish and declare this, my Last Will and Testament, revoking any and all Wills and Codicils heretofore made by me.

ARTICLE ONE

I appoint Theodore Pagel, Jr. as Executor of my estate. Having explicit faith in said Executor, I direct that no bond shall be required of him in the performance of his duties in any jurisdiction whatsoever.

ARTICLE TWO

I direct that my Executor pay all of my lawful debts, including any funeral expenses not previously paid by me through my prepaid-plan, the expenses of the administration of my estate, inheritance, estate and other taxes that may be imposed upon my estate, including interest and penalties thereon, as soon after my death as practicable. To this end, I empower my Executor to sell any real or personal property that I own at the time of my death and to do all acts and to execute all documents necessary to effectuate such sale.

Copy

ARTICLE THREE

I give, devise and bequeath my entire estate, of whatever kind and wheresoever situated, to my wife, Eunice Heatherly.

ARTICLE FOUR

In the event that my said wife shall predecease me or shall fail to outlive me by thirty (30) days, I give, devise and bequeath my estate as follows: the 2004 Chevrolet Silverado pick up truck to my granddaughter, Heather Russell; the two (2) Gravely tractors and attachments and all tools to my son, Sherwin Heatherly; the Lillian Russell bedroom suite to my daughter Debra Russell; Five Thousand Dollars ($5,000.00) each to my grandchildren Heather Russell, LaRhonda Cart, Audrey Heatherly, and Ryan Heatherly; the real property situated at and known as 8349 Cub Creek Road, Nashville, Tennessee to my daughter, Debra Russell, and granddaughter, Heather Russell, in equal shares; the living room furniture (except curio cabinet and contents) to Sherwin Heatherly; the curio cabinet and contents to Debra Russell; the dining table and chairs to Debra Russell; my cherry bedroom suite to Audrey Heatherly; and all the rest, residue and remainder of my entire estate, of whatever kind and wheresoever situated, shall be sold and the net proceeds shall go in equal shares to my son, Sherwin Heatherly, and my daughter, Debra Russell.

IN WITNESS WHEREOF, I have hereunto set my hand on this page and at the bottom of the preceding page of this my Last Will and Testament on this 8 day of Oct., 2004.

Stroud Heatherly

STROUD HEATHERLY, TESTATOR

Copy

Signed, sealed, published and declared by the TESTATOR STROUD HEATHERLY, to be his Last Will and Testament, in the presence of all of us at one and the same time, and we at his request, and in his sight and presence and in the sight of presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of the said Testator, and to the performance of the aforesaid act of execution on the date herein above set out.

Samantha Crawford

ATTESTING WITNESSES

Copy

AFFIDAVIT

Samantha Crawford and Warren M. Smith, being duly sworn according to law, depose and state as follows:

1. That he/she is an adult resident of the State of Tennessee.

2. That he/she was a witness to the Last Will and Testament of Stroud, dated the 8th day of October, 2004, and that this Affidavit is being made at the request of the party named as Executrix/Executor in the said Last Will and Testament and in accordance with TENNESSEE CODE ANNOTATED.

3. That his/her signature is affixed to said Last Will and Testament of the deceased, that he/she signed or affixed the same at the instance and at the request of the Testatrix/Testator and in his/her presence and in the sight and presence of the other attesting witness on the date of the said Last Will and Testament.

4. That the Testatrix/Testator signed said paper writing as and for his/her Last Will and Testament in his/her sight and presence and in the sight and presence of the other attesting witness.

5. That the other attesting witness likewise signed said paper writing at the request and in the presence of the Testatrix/Testator and in the sight and presence of the Affiant.

6. That at the time he/she witnessed said Last Will and Testament he/she was of the opinion that the Testatrix/Testator, Stroud Heatherly, was of sound mind and disposing memory.

7. That this Affidavit was made on the basis of his/her personal knowledge.

FURTHER AFFIANT SAITH NOT.

Samantha Crawford

Warren M. Smith

STATE OF TENNESSEE)

COUNTY OF Davidson)

Sworn to and subscribed before me, the undersigned Notary Public, this 8th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 10/21/06

willaffi

Copy

15P194 FILED MAY 20 2015 RICHARD ROOKER Clerk By D. Waldron Deputy

FIRST CODICIL

TO

LAST WILL AND TESTAMENT

OF

STROUD HEATHERLY

I, Stroud Heatherly, of Davidson County, Tennessee, being of sound mind and disposing memory, and having heretofore made and published my Last Will and Testament which bears date of October 8, 2004, do make and declare this my first Codicil to my said Last Will and Testament.

ARTICLE ONE

I hereby delete Article One of my Last Will and Testament dated October 8, 2004 in its entirety and substitute the following language as Article One of my said Last Will and Testament:

> I hereby appoint my friends Danny Watson and Joseph George as Co-Executors of my Estate. In the event that either of them is unwilling, unable or ceases to serve for any reason, I hereby appoint Judy Spry to serve as Co-Executor. Having great faith in all of the said individuals, I hereby waive the requirement of bond, inventory and accounting as to all three.

I hereby ratify, republish and reaffirm my Last Will and Testament bearing date of October 8, 2004 in all respects except as modified by this first codicil thereto.

Copy

IN WITNESS WHEREOF, I have hereunto set my hand on this page and my initials at the bottom of the preceding page of this my first Codicil to my Last Will and Testament on this 28 day of Feb, 2008.

Stroud Heatherly

STROUD HEATHERLY, TESTATOR

Signed, sealed, published and declared by the Testator, Stroud Heatherly, to be his first Codicil to his Last Will and Testament dated October 8, 2004, in the presence of all of us at one and the same time, and we at his request, and in his sight and presence and in the sight of presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of the said Testator, and to the performance of the aforesaid act of execution on the date hereinabove set out.

Samantha Crawford

Honora J Hammonds

ATTESTING WITNESSES

Copy

AFFIDAVIT

Samantha Crawford and Donna J. Hammonds being duly sworn according to law, depose and state as follows:

1. That he/she is an adult resident of the State of Tennessee.

2. That he/she was a witness to the First Codicil to Last Will and Testament of Stroud Heatherly, the said Codicil dated the 28th day of February, 2008, and that this Affidavit is being made at the request of the party named as Executrix/Executor in the said First Codicil to Last Will and Testament and in accordance with TENNESSEE CODE ANNOTATED.

3. That his/her signature is affixed to said First Codicil to Last Will and Testament of Stroud Heatherly, that he/she signed or affixed the same at the instance and at the request of the Testatrix/Testator and in his/her presence and in the sight and presence of the other attesting witness on the date of the said First Codicil to Last Will and Testament of Stroud Heatherly.

4. That the Testatrix/Testator signed said paper writing as and for his/her First Codicil to Last Will and Testament of Stroud Heatherly in his/her sight and presence and in the sight and presence of the other attesting witness.

5. That the other attesting witness likewise signed said paper writing at the request and in the presence of the Testatrix/Testator and in the sight and presence of the Affiant.

6. That at the time he/she witnessed said First Codicil to Last Will and Testament of Stroud Heatherly he/she was of the opinion that the Testatrix/Testator, Stroud Heatherly, was of sound mind and disposing memory.

7. That this Affidavit was made on the basis of his/her personal knowledge.

FURTHER AFFIANT SAITH NOT.

Samantha Crawford

Donna J. Hammonds

STATE OF TENNESSEE)

COUNTY OF Davidson)

Sworn to and subscribed before me, the undersigned Notary Public, this 28 day of February, 2008.

JAMES R. TOMKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 08-31-2010