Karen Johnson Davidson County
Batch# 1340090 DEEDQC
10/30/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251030-0086236

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Philip R. Russ and Melissa M. Russ, Co-Trustees 1710 Castleman Drive Nashville, TN 37215	Philip R. Russ and Melissa M. Russ, Co-Trustees 1710 Castleman Drive Nashville, TN 37215	131 07 0C 009.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PHILIP R. RUSS and MELISSA M. RUSS (the "Grantor"), hereby quitclaim and convey to PHILIP R. RUSS and MELISSA M. RUSS, CO-TRUSTEES OF THE RUSS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

A certain condominium apartment in said county, being Unit No. 5-A on the Plan of Square Acres of record in Book 5800, page 122, Register's Office for said county, as amended in Exhibit "C" to the Master Deed in Book 6494, page 41, said Register's Office, to all of which reference is here made for a more complete description of said unit.

Being the same property conveyed by deed of record in Book 6678, page 24, Register's Office for Davidson County, Tennessee.

Being property known as 1710 Castleman Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29th day of October, 2025.

Philip R Russ
PHILIP R. RUSS

Melissa M. Russ
MELISSA M. RUSS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Philip R. Russ and Melissa M. Russ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29th day of October, 2025.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Jennifer Leavitt
Notary Public
My Commission Expires: May 8, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 29 day of October, 2025.

JENNIFER LEAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2029

Jennifer Leavitt
Notary Public
My Commission Expires: May 8, 2029

48046554.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 29, 2025 (date of document).

Affiant Signature

10/29/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of October, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

