Karen Johnson Davidson County
Batch# 1347939 DEEDQC
11/19/2025 11:08:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251119-0092216

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX PARCEL ID:**
Anne L. Russell 1218 Chickering Road Nashville, Tennessee 37215	SAME	Map-Parcel No. 130-14-0 013.00 and 130-14-0-041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANNE L. RUSSELL, AS TRUSTEE OF THE RUSSELL COMMUNITY PROPERTY TRUST U/A/D AUGUST 28, 2023** (hereinafter the "**Grantor**"), does hereby quitclaim unto **ANNE L. RUSSELL**, unmarried (hereinafter the "**Grantee**"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein.

This is improved property known as 1218 Chickering Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 14th day of November, 2025.

[*Signatures appear on next page*]

GRANTOR:

ANNE L. RUSSELL, TRUSTEE OF THE RUSSELL COMMUNITY PROPERTY TRUST U/A/D AUGUST 28, 2023

By: Anne L. Russell
Name: Anne L. Russell
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne L. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Russell Community Property Trust u/a/d August 28, 2023, the within named bargainor, and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

WITNESS my hand, at office, this 14th day of November, 2025.

NOTARY PUBLIC

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

My Commission Expires:
7-6-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
11th day of November, 2025.

Notary Public

My Commission Expires:
7-6-26

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

EXHIBIT A

Legal Description

TRACT I
Metro Map Parcel 130-14-0 013.00

Being a tract of land in the Seventh, formerly the Eleventh Civil District of Davidson County, being parts of Blocks "H and I" on the map of Belle Meade Subdivision No 2, as of record in Book 421, page 51, Register's Office for said County, described according to a survey made by Z. J Wilkinson, surveyor, May 22, 1940, as follows·

Beginning at a spike in Belle Meade Pike (now Chickering Road) at a point opposite the northwest corner of the property conveyed to Cornelia Folk Stevens by deed from Edwin Warner and wife, of record in Book 1082, page 182, said Register's Office, thence with the center of said spike north 16 degrees, 15' east 311.7 feet to another spike; thence north 89 degrees, 15' east 1867 feet to a stake; thence south 3-1/2 degrees west, 433.5 feet to a stake at the northeast corner of said Stevens' property, thence with said Stevens' northerly line, north 86 degrees, 30' west, 1878 feet to the beginning, containing 15.99 acres, more or less.

INCLUDED in the tract hereinabove described, but EXCLUDED from this conveyance is that tract described in a certain conveyance made to Belle Meade Properties, II, said deed being dated 10 August, 1982, and the property therein conveyed being described as follows

Land in Davidson County, Tennessee, being part of Tract II on a plan of resubdivision of parts of Block "H and I" on a Plan of Belle Meade, No 2, Book 421, page 51, R O D C., said resubdivision plan being of record in Book 4675, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Miller/Wihry/Lee, Inc on August 2, 1982, as follows

Beginning at a point, said point being south 04 degrees, 20' 55" west a distance of 433.21 feet from a corner post, said corner post being the southeasterly corner of Belle Meade Block II, Section X of record in Book 2900, page 112, R O D C ; said point of beginning also being the southeast corner of a tract conveyed to Gus D Kuhn, Jr , and wife, Barbara J Kuhn, by deed of record in Book 4727, page 715, R.O D C., thence south 04 degrees, 20' 55" west a distance of 433 21 feet to a point, being the northeasterly corner of a tract conveyed to Cornelia Folk Stevens by deed of record in Book 1082, page 182, thence with the northerly line of said Stevens' property, north 85 degrees, 12' 9" west a distance of 740 00 feet to a point, thence on a new line north 04 degrees, 34' 1" east a distance of 380.73 feet to a point in southerly line of said Kuhn property, thence south 89 degrees 16' 7" east a distance of 740 feet to a point of beginning containing 6 9 acres, more or less.

TRACT II
(Metro Parcel No. 130-14-0 041.00)

Being a certain tract of land containing 11 acres, more or less, and described according to a survey made by David B Smith, Tennessee No 1409, dated 23 September, 1982, and recorded in Book 5200, page 452, Register's Office of Davidson County, Tennessee, designated as Parcel No N08-Not A Building Site, on the subdivision plat for Town Properties, Inc , known as Chancery South, and shown on said survey and described as follows

Beginning at a point marked by an iron pin in the north boundary of the property of Cornelia Folk Stevens as same is described by deed of record in Book 1082, page 182, R.O D C , being the southeast corner of the

property herein conveyed, and running from said point, in said line, the south line of the tract herein conveyed, north 85 degrees, 5' 32" west 10 feet to a point, also marked by an iron pin, thence north 4 degrees, 39' 19" east, 381 66 feet more or less to a new iron pin; thence south 89 degrees, 9' 2" east, 10 feet to a new iron pin, the northeast corner of the property herein conveyed, and located in the south boundary of Gus D Kuhn, Jr ; thence south in a line parallel to the western boundary of the tract herein conveyed 96 66 feet more or less to a point, thence continuing with said line 285 feet more or less to the point of beginning

Being the same property conveyed to Joseph V. Russell and Anne L. Russell, as Co-Trustees of The Russell Community Property Trust u/a/d August 28, 2023, by Quitclaim Deed from Joseph V. Russell and wife, Anne L. Russell, dated August 28, 2023, filed for record on October 12, 2023, in Instrument No. 20231012-0080052, Register's Office for Davidson County, Tennessee.

Joseph V. Russell died testate on or about November 30, 2024. Pursuant to the terms of his will of record in Docket No. 24P2581, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, said property to be administered as part of his estate.

True Copy Certification of Electronic Document

I, Fred Russell Harwell, 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 November 14, 2025 (date of document).

Affiant Signature

Nov. 18, 2025

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026