QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1371483 DEEDQC
01/21/2026 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260121-0004999

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Jan., 2026.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
ANDREW RUSSO, III, AND MAUREEN RUSSO	**SAME**	
(NAME) **1762 Winston Drive**	(NAME)	**104 14 0C 003.00**
(ADDRESS) **Iowa City, IA 52245**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **COLLEEN RUSSO, A MARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ANDREW RUSSO, III, AND MAUREEN RUSSO, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3, AS SHOWN ON THE PLAN OF LINMAR PLACE, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT "C" TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6892, PAGE 724, AS AMENDED IN BOOK 7213, PAGE 129 AND BOOK 7374, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ESTABLISHED DESCRIPTION OF THE UNIT, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO COLLEEN RUSSO, UNMARRIED, A FIFTY PERCENT (50%) UNDIVIDED INTEREST AND ANDREW RUSSO, III, AND MAUREEN RUSSO, HUSBAND AND WIFE, A FIFTY PERCENT (50%) UNDIVIDED INTEREST BY WARRANTY DEED FROM KATIE E. BEASLEY AND HUSBAND, DANIEL T. BEASLEY, DATED JULY 3, 2014 AND FILED FOR RECORD ON JULY 8, 2014 AT INSTRUMENT #20140708-0059837, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*** Colleen Russo having since been married.**
*** Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**
***It being the explicit intent of the parties to create a tenancy by the entireties pursuant to TCA § 66-1-109.**

This is Improved Property commonly known as: 2709 Linmar Avenue #3, Nashville, TN 37215.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 16 day of January, 2026.

Colleen Russo
Signed with Stavvy

COLLEEN RUSSO

STATE OF Tennessee

COUNTY OF Davidson

On this 16th day of January, 2026, before me personally appeared, Colleen Russo, 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, at office, this 16th day of January, 2026.

Leslie Hayes
Signed with Stavvy

Notary Signature
My commission expires: 10/10/2026

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 1/16/2026.

Date

Affiant Signature

1/20/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of January, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)