This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1374655 DEEDQC
02/02/2026 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260202-0006912

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
W.S. Russell Properties, LLC	Same As New Owner	052120B05000CO
1007 Gadwall Circle		
Hendersonville, TN 37075		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **William S Russell, married man,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **W.S. Russell Properties, LLC,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Fox Valley Subdivision, Phase 1 Final Plat, of record in Instrument No. 20230607-0043294, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to **William S Russell, married man**, by Special Warranty Deed from **NVR, Inc., a Virginia Corporation T/A Ryan Homes** dated March 18, 2024 and recorded on March 19, 2024 in Instrument No. 20240319-0018894, Register's Office for Davidson County, Tennessee.

This is an improved property located at **3004 Red Fox Ridge, Madison TN 37066.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 23 day of December, 2025.

William S. Russell

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared William S. Russell, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 23 day of December 2025.

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1/28/26

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 23 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 12/23/25 (date of document).

Tonya Thomas
Affiant Signature

12/23/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26

NOTARY'S SEAL

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY