This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Karen Johnson
Batch # 1377286
02/09/2026 09:38:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260209-0009116

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E) for the purpose of terminating a tenancy by the entireties by virtue of a divorce.

Affiant

Sworn to and subscribed before me this ___ day of February, 2026.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

QUITCLAIM DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Stephan Edward Russ			
5215 Shenandoah Court	5215 Shenandoah Court	**New Owner**	**145-15-0A-033.00**
Nashville, TN 37220	Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and pursuant to the Final Decree of Divorce entered by the Williamson County Chancery Court on November 5, 2025, in Case No. 24CV-53285, styled *Lisa Jayne Russ v. Stephan Edward Russ*, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Lisa J. Russ a/k/a Lisa Jayne Russ, an unmarried woman,** does hereby quitclaim, transfer and convey unto **Stephan Edward Russ, an unmarried man,** his heirs and assigns, all of her right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit 5-A of Stratford Place, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, Page 560 and also shown as exhibit "B" to the Master Deed of recorded in Book 6472, Page 47 as amended in Book 7234, Page 801, Book 7353, Page 472; Book 7426, Page 234 and Book 7756, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephan Russ and Lisa J. Russ, husband and wife by Warranty Deed from Abbe Nameche, Trustee of the Declaration of Trust of Abbe A. Stroud, created on April 22, 2020, dated March 11, 2021 and recorded on March 12, 2021 in Instrument No. 20210312-0033513, Register's Office

for Davidson County, Tennessee.

WITNESS my hand this the 5th day of February, 2026.

Lisa J. Russ
a/k/a Lisa Jayne Russ

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Danielle Hendrickson, the undersigned, a Notary Public, in and for said State and County, **Lisa J. Russ a/k/a Lisa Jayne Russ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 5th day of February, 2025.

NOTARY PUBLIC
My Commission Expires: 11-5-29

DANIELLE S. HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029