Karen Johnson Davidson County
Batch# 1456308 DEEDQC
08/06/2026 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072631

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/17/2027

(AFFIX SEAL)

ALTOVISE F FLEARY
Notary Public - State of New York
NO. 01FL0002939
Qualified in Kings County
My Commission Expires Mar 17, 2027

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 26-0248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claudia Russell, Trustee of the Claudia Russell Trust dated 2/18/2026	New Owner	Map: 10509024000
(NAME) 1010 Bate Ave.	(NAME)	
(ADDRESS) Nashville, TN 37204	(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLAUDIA RUSSELL, UNMARRIED AND CHELSEA RUSSELL, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

CLAUDIA RUSSELL, TRUSTEE OF THE CLAUDIA RUSSELL TRUST DATED 2/18/2026,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 12 on the Plan of W.S. Criddle's Subdivision of Lot No. 1 of the W.L.B. Lawrence Plan as of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50.0 feet on the northerly side of Bate Avenue and extends back between parallel lines 145.0 feet to the south margin of Thurston Avenue.

Being the same property conveyed to Claudia Russell, unmarried and Chelsea Russell, unmarried, by deed from Claudia Russell, unmarried, of record in Instrument No. 20190805-0077606, dated August 5, 2019, Register's Office for said County.

This is improved property, known as 1010 Bate Ave., Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 3 day of August, 2026.

Chelsea Russell

STATE OF NEW YORK
COUNTY OF KINGS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chelsea Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 3 day of August, 2026.

My Commission Expires:

Notary Public

ALTOVISE F FLEARY
Notary Public - State of New York
NO. 01FL0002939
Qualified in Kings County
My Commission Expires Mar 17, 2027

Witness our hands this 31 day of July, 2026.

Claudia Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Russell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31 day of July, 2026.

My Commission Expires: 7/7/27

Notary Public

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Certification of Recorded Documents

I, Anita Lester, 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 August 4, 2026.

(AFFIANT) – Anita Lester

August 4, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 4, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY