Karen Johnson Davidson County
Batch# 1458885 DEEDQC
08/12/2026 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074360

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:

5664 Eatons Creek
Joelton, TN 37080

SEND TAX BILL:
To Owner

MAP AND PARCEL:
029-00-0 147.00

OWNER:
Kenneth E. Russell

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I/we, Brandon Russell, Ryan Russell and Dalan Russell, heirs at law of Steven Russell hereby Quitclaim all my/our interest to Kenneth E. Russell, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in the 14th Civil District of Davidson County, Tennesse. Being Tract "A" on the Survey made for Richard Hagey on Eatons Creek Road, said survey being made by Southern Land Surveying Company, Inc, dated July 2, 1967, as follows: BEGINNING at a point in the Easterly margin of Eatons Creek Road, at the corner of tracts "A" and "B"; thence with the margin of said Road, North 9° 40' West 123.25 feet to a point; thence leaving said Road, North 89°30'10" East 1,290.88 feet to a point in the West boundary of Douglas Property; thence with the same, South 3° 30' West 123.25 feet to the common rear corner of Tracts "A" and "B"; thence with the line between same, South 89° 33' 40" West 1,262.5 feet TO THE POINT OF BEGINNING.

Being the same property conveyed to Kenneth E. Russell and Steven Russell from Kenneth E. Russell by Deed dated December 27, 2002 and as of record in Instrument No. 20021230-0161595, said Register's Office. The said Steven Russell having since died January 30, 2018 leaving Brandon Russell, Ryan Russell and Dalan Russell as his heirs at law. See also Affidavit of Heirship of record in Instrument No. 202608120074359, said Register's Office.

This is unimproved property known as 5664 Eatons Creek Road, Nashville, TN 37080

And now I/we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my/our interest unto the said Kenneth E. Russell, heirs and assigns, forever; and I/we, Brandon Russell, Ryan Russell and Dalan Russell, heirs at law of Steven Russell, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of July, 2026.

Brandon Russell

Ryan Russell

Dalan Russell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 2026, before me personally appeared Brandon Russell, Ryan Russell, and Dalan Russell 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 26th day of July, 2026.

Notary Signature
My commission expires: 3-5-2030

BILLY C. DENNY, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

STATE OF TN
COUNTY OF Robertson

The actual value or consideration, whichever is greater, for this transfer is $ 0.

Kenneth Russell
AFFIANT

Subscribed and sworn to before me this 28th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 8/24/26

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/28/26.

Affiant Signature

Date: 7/28/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 28th day of July, 2026.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER