This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1465078 DEEDQC
08/28/2026 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260828-0079907

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Wayne & Connie Russell 3289 Trails End Lane Nashville, TN 37214	SAME	10800014900

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **CONNIE LEE RUSSELL,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **WAYNE LEE RUSSELL AND CONNIE LEE RUSSELL, AS TENANTS BY THE ENTIRETY,** in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain tract or parcel of land located in the 13th Councilmanic District of Davidson County, Tennessee and described as follows:

BEGINNING at a New Iron Rod in the Southerly margin of Trails End Lane, said point being the Northeast corner of the property described herein; thence South 9°42'16" West 226.55 feet to an iron rod, the Southeast Corner of the tract described herein; thence South 78°46'38" West 368.11 Feet to an iron rod, the Southeast Corner of the property described herein; thence North 11°49'15" West 234.65 feet to an iron rod; thence South 69°49'18" East 170.00 feet to an iron rod, the common corner of the two tracts combined herein; thence North 15°55'42" East 144.16 feet to a New Iron Rod in the Southerly margin of Trails End Lane; thence Easterly along the Southern margin of Trails End Lane in an arc with a radius of 476.58 feet for a distance of 92.50 feet; thence South 88°40'20" East 156.54 Feet to the point of beginning and containing 2.07 acres, more or less, according to a survey of John D. McCormick TN.RLS #674 dated March 15, 2013.

Being the same property conveyed to Milton L. Weaver and wife, Johnnie Mai Weaver by deeds of record in Book 3765, page 717 and Book 6715, page 215 Register's Office for Davidson County, Tennessee. Johnnie Mai Weaver died leaving Milton L. Weaver as her surviving tenant by the entirety.

Being the same property conveyed from Milton L. Weaver to Milton L. Weaver by Consolidation Quitclaim Deed of record in Instrument No. 20130530-0054613, Register's Office for Davidson County, Tennessee. Milton L. Weaver died testate leaving John Stephen Weaver and Connie Lee Russell as the devisees in his Will. Said will was probated in the Seventh Circuit Court for Davidson Count, Tennessee, Probate Division under Docket # 25P196.

Being the same property conveyed to Connie Lee Russell by Quitclaim Deed from John Stephen Weaver of record in Instrument No. 20250903-0070271, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: **3289 Trails End Lane, Nashville, TN 37214**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of August, 2026.

Connie Lee Russell

CONNIE LEE 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 Connie Lee Russell, the bargainor, 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 seal on this 24th day of **August**, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of **August, 2026**.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Certificate of Authenticity

I, Jill Simmons, 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 8/24/26.

Date

Affiant Signature

8/24/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

My Commission Expires: 10/4/27
Date

Notary's Seal (if on paper)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON