Karen Johnson Davidson County
Batch# 1468892 DEEDQC
09/04/2026 01:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082582

NEW OWNER:

The James Anthony Russell
& Sandra Gayle Russell Family
Revocable Trust
James Anthony Russell &
Sandra Gayle Russell, Co-Trustees
2173 June Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Map: 95
Group: 2
Parcel: 116.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JAMES ANTHONY RUSSELL AND WIFE, GAYLE A. RUSSELL, as life estate holders, and JODY STEVEN RUSSELL, a remainderman,** hereinafter called the Grantors, have quitclaimed to **THE JAMES ANTHONY RUSSELL AND SANDRA GAYLE RUSSELL FAMILY REVOCABLE TRUST UTA dated August 27, 2026, and as amended thereafter, James Anthony Russell and Sandra Gayle Russell, as Co-Trustees** hereinafter called the Grantee, all of their right title and interest to its heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for said Davidson County, Tennessee.

Said Lot No. 3 fronts 85.04 feet on the southeasterly side of June Drive and runs back 200.4 feet on the southwesterly line and 205 feet on the northeasterly line to a dead line, measuring 66.9 feet thereon.

Being the same property conveyed to James Anthony Russell and wife, Gayle A. Russell, for life, with remainder to Jody Steven Russell, by Quitclaim Deed from James Anthony Russell and wife, Gayle A. Russell, of record as Instrument 20220902-0099514, Register's Office for Davidson County, Tennessee. For further reference, see Deed of record in Book 4535, Page 913, Register's Office for Davidson County, Tennessee.

Gayle A. Russell and Sandra Gayle Russell being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2173 June Drive, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 27th day of August, 2026.

JAMES ANTHONY RUSSELL

GAYLE A. RUSSELL

JODY STEVEN RUSSELL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES ANTHONY RUSSELL AND WIFE, GAYLE A. RUSSELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27th day of August, 2026.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JODY RUSSELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27th day of August, 2026.

Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $___0.00_____.

_____
Affiant

Sworn to and subscribed to before me, this the 27th day of August, 2026.

_____
Notary Public

My commission expires: 5/2027



Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 8/27/26.

Affiant Signature

8/27/26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 27th day of August, 2026.

Taylor Johnson
Notary Signature
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY