This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Warden, Lewis & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20120096307 DEEDQC
Recvd: 12/17/12 13:56 3 pgs
Fees:17.00 Taxes:0.00
20121217-0116058

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of December, 2012.

NOTARY PUBLIC
My Commission Expires: 3/2/15

CYNTHIA SHARP NOTARY PUBLIC LARGE SUMNER COUNTY TENN

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

John R. Richardson
7853 Old Charlotte Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO:

Same

MAP & PARCEL NO.

Map and Parcel
113/187.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the First Circuit Court for Davidson County, Tennessee, **Teresa A. Richardson**, by these presents do hereby quitclaim and convey unto **John R. Richardson,** to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Beginning at an iron pin in the westerly line of the James T. Hardin property of record in Book 6279, Page 958 of the Register's Office of Davidson County and in the

easterly line of the Harold and Marjorie A. Richardson property of record in Book 3991, Page 413; said point located 867 feet south of Hardin's northwest corner and Richardson's northeast corner and 867 feed south of the southerly margin of Old Charlotte Pike, thence N. 55 00' 49" W, 458.50 feet to an iron pin; thence S 30 45' 15"W, 447.50 feet to an iron pin; thence S 13 17' 07" W, 215.77 feet to an iron pin; thence N 85 04' 50" E, 641.93 feet to an iron pin in Hardin's westerly line, Richardson's easterly line, thence along Hardin's westerly line N 3 00' 00" E, 277.00 feet to the beginning, containing 5.76 acres more or less.

Included with this property is a 20 foot ingress and egress easement, and utility easement; the centerline of said easement begins on the southerly margin of Old Charlotte Road 11 feet west of Hardin's northwest corner; thence leaving the southerly margin of Old Charlotte Pike S 30 13' 37" W, 117.36 feet; thence S 6 26' 39" E 82.73 feet; thence S 25 21' 43" W, 218.79 feet; thence S 49 27' 39" W, 125.49feet; thence S 30 32' 19" W, 166.43 feet, thence S 12 14' 55" W, 51.7 feet to the northwest property of the tract of land as set forth in this description.

BEING the same property conveyed to John R. Richardson and wife, Teresa A. Richardson, by deed from John R. Richardson, of record in Instrument number 20080711-0071279, Register's Office for Davidson County, Tennessee.

The said John R. Richardson and Teresa A. Richardson having since been divorced by Final Decree of Divorce, in the First Circuit Court for Davidson County, Tennessee, Docket No. 11D-3163, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

The said Teresa A. Richardson and Teresa Richardson Dodson being one and the same person.

THIS is improved property known as 7853 Old Charlotte Drive, Nashville, Davidson County, Tennessee 37209.

WITNESS my hand this 11th day of December, 2012.

Teresa Richardson Dodson

TERESA RICHARDSON DODSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA RICHARDSON DODSON, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2012.

NOTARY PUBLIC

My Commission Expires:

JANEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015