This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans: T20130037838 DEEDQC
Recvd: 05/07/13 09:04 2 pgs
Fees: 12.00 Taxes: 0.00

20130507-0045784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Annie Pearl Richards
AFFIANT

Subscribed and sworn to before me this 22nd day of February, 2013.

Jennifer Jones
NOTARY PUBLIC

My Comm Expires: 1/16/14

Address New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Herman T. Richards **107 Queen St.** **Nashville, TN 37207**	**Same as Owner**	**33-1/Parcel 8**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Annie Pearl Richards**, for and in consideration of the sum of **-O-** and No/100 Dollars (**$-0-**), does hereby [convey,] remise, release and forever quitclaim unto my son, **Herman T. Richards**, his/her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 45, of Plantation Estates, Section III, as of record in Book 3700, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description.
>
> Being part of the same property conveyed to John B. Gibbs and wife, Betty L. Gibbs, by deed from John R. Ozier and wife, Mildred L. Ozier, as of record in Book 3992, page 902, said Register's Office.
>
> Being part of the same property conveyed to Herman T. Richards and wife, Annie Pearl Richards by deed from John B. Gibbs and wife, Betty L. Gibbs, as of record in Book 4181, page 986, said Register's Office.

This is improved property known as: **951 Carlin Street, Goodlettsville, TN 37072.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 22nd day of February, 2013.

Annie Pearl Richards

Annie Pearl Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this the 22nd day of February 2013.

JENNIFER TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/16/14