BILL GARRETT, Davidson County
Trans:T20150056663 DEEDQC
Recvd: 07/13/15 14:59 2 pgs
Fees:12.00 Taxes:0.00
20150713-0068105

QUITCLAIM DEED

This document prepared by Barbara J. Moss, Attorney-At-Law, Elder Law of Nashville PLC, 4525 Harding Pike #200, Nashville, TN 37205

FROM: Dean Richards and wife, Rita Ann Richards, Trustees of the Richards Joint Revocable Living Trust Agreement U/A/D September 23, 1999 and any Successors in Trust, and any amendments thereto.

TO: Rita Ann Richards, Individually

MAP/PARCEL NUMBER: 102-7/79

Name and Address of Property Owner: Rita Ann Richards
6613 Upton Lane
Nashville, TN 37209

Send Tax Bills To: (SAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration for this transfer is: No Monetary Consideration

Rita Ann Richards
Affiant

STATE OF TENNESSEE NOTARY PUBLIC BARBARA J. MOSS DAVIDSON COUNTY My Commission Expires July 2, 2018

Subscribed and sworn to before me on July 9, 2015.

Barbara J. Moss
Notary Public

My Commission Expires: 7/2/18

We hereby QUITCLAIM to Rita Ann Richards all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

> Land in Davidson County, Tennessee, being Lot No. 61 on the plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dean Richards and wife, Rita Ann Richards, Trustees of the Richards Joint Revocable Living Trust Agreement U/A/D September 23, 1999 and any Successors thereto.

This improved property known as: 6613 Upton Lane, Nashville, TN 37209.

Witness our hands on July 9, 2015.

Trustee

Dean Richards by AIF Rita Ann Richards

GRANTOR: **DEAN RICHARDS,**
Trustee of the Richards Joint Revocable Living Trust Agreement U/A/D September 23, 1999 and any Successors thereto by Attorney-in-Fact Rita Ann Richards

Rita Ann Richards, Trustee

GRANTOR: **RITA ANN RICHARDS,**
Trustee of the Richards Joint Revocable Living Trust Agreement U/A/D September 23, 1999 and any Successors thereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara J. Moss, a Notary Public in and for said County and State, the within named Rita Ann Richards, acting in her capacity as trustee and acting as Attorney-in-Fact for Dean Richards in his capacity as trustee, the Bargainors, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on July 9, 2015.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BARBARA J. MOSS My Commission Expires July 2, 2018

Barbara J. Moss My Commission Expires: 7/2/18
Notary Public