THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Debbie Rader, Trustee
2085 Graceland Dr.
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map & Parcel:
060 16 0 026.00

Quitclaim Deed to Trustee

Grantor: James E. Richards (unmarried)
Grantee: Debbie Rader, Trustee of the Irrevocable Trust Agreement of James E. Richards, dated July 5, 2017.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 24 and 25 and the Easterly 10 feet of Lot 23 on the Plat of Capitol View Subdivision, of record on Book 974, pages 52 and 53, Register's Office for said County.

Said lots fronts together 150.2 feet on the northerly side of Brunswick Drive and run back between lines 193.7 feet on the easterly side and 193 feet on the westerly side to a line in the rear, measuring 150 feet thereon, and are more particularly described as a whole as follows:

Beginning at the northwesterly corner of the intersection of Brunswick Drive and Alhambra Circle, thence with the northerly margin of Brunswick Drive 150.2 feet to a point in the margin of same 10 feet westerly from the southwesterly corner of Lot 24; thence northwardly, parallel with the westerly line of Lot 24, 193 feet to a point; thence eastwardly 150 feet to a point in the westerly margin of Alhambra Circle; thence with the margin of Alhambra Circle southwardly 193.7 feet to the point of beginning.

Being the same property conveyed to James E. Richards by Quit Claim Deed from Leroy Richards, James E. Richards, Joanne Richards Clinard, Mary Nell Richards Tobitt, Georgia Dell Richards Smith, Lelon Ray Richards, Sammy Lee Richards, Judy Ann Richards Smith, Freida Kay Richards Carter and Ronnie D. Richards of record in Record Book 8626, Page 800, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2700 Alhambra Circle, Nashville, Tennessee 37207.

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

Signed on July 5, 2017.

James E. Richards

James E. Richards, Grantor

BILL GARRETT, Davidson County
Trans: T20170058449 DEEDQC
Recvd: 07/10/17 09:41 2 pgs
Fees: 12.00 Taxes: 0.00
20170710-0068786

State of Tennessee
County of Sumner

On July 5, 2017, personally appeared before me, James E. Richards, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: June 24, 2020

TIMOTHY L. TAKACS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Debbie Rader

Debbie Rader, Trustee
Grantee

Sworn to and subscribed before me on July 5, 2017.

Notary Public

My commission expires: June 24, 2020

TIMOTHY L. TAKACS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY