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:
052 01 0 156.00

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 the 11th Civil District of Davidson County, Tennessee, BEING Lots Nos. 5, 6 and 7 on the Plan of the Subdivision of B. H. and Margaret Franklin's 6-acre tract as of record in Book 843, Page 78, Register's Office for said County and more fully described in the said deed.

Being the same property conveyed to James E. Richards by deed from Ruth J. Davison Richards, of record in Record Book 8552, Page 662, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 105 Margaret Street, Madison, Tennessee, 37115.

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

BILL GARRETT, Davidson County
Trans:T20170058449 DEEDQC
Recvd: 07/10/17 09:41 2 pgs
Fees:12.00 Taxes:0.00
20170710-0068787

Signed on July 5, 2017.

James E. Richards

James E. Richards, Grantor

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.

TIMOTHY L. TAKACS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: June 24, 2020

* *

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

Timothy L. Takacs

Notary Public

My commission expires: June 24, 2020

TIMOTHY L. TAKACS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY