Bill Garrett Davidson County
Batch# 94503 DEEDQC
05/18/2018 04:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180518-0048044

This Instrument prepared by:
K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Vantage Point Title, 25400 US Hwy 19 North, Suite 135, Clearwater, FL 33763

Reference Number: TN467815

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Michael and Heidi Richardson	Michael and Heidi Richardson	033 08 0 118.00
334 Janette Avenue	334 Janette Avenue	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, **MICHAEL RICHARDSON and HEIDI RICHARDSON** formerly known as HEIDI ROGERS, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto **MICHAEL RICHARDSON and HEIDI RICHARDSON, husband and wife**, hereinafter referred to as "Grantee", whose mailing address is: 334 Janette Avenue, Goodlettsville, TN 37072, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

See attached Exhibit A, Legal Description
incorporated herein by reference and made a part hereof.

Tax ID No.: 033 08 0 118.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20071220-0146003, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

The above-described property is improved property having a street address of 334 Janette Avenue, Goodlettsville, TN 37072.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of April, 2018.

MICHAEL RICHARDSON

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL RICHARDSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28 day of April, 2018.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020

HEIDI RICHARDSON formerly known as HEIDI ROGERS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that HEIDI RICHARDSON formerly known as HEIDI ROGERS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28 day of April, 2018.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 30,850.00.

MICHAEL RICHARDSON

HEIDI RICHARDSON

Subscribed and sworn to before me this 18 day of April, 2018.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020

EDDIE N. MORTHEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 338 ON THE PLAN OF GATEWOOD, SECTION 3, OF RECORD IN BOOK 4175, PAGES 49 AND 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THAT SAME PROPERTY CONVEYED TO HEIDI ROGERS, A SINGLE PERSON AND MICHAEL RICHARDSON, A SINGLE PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM HEIDI ROGERS DATED DECEMBER 14, 2007 AND RECORDED DECEMBER 20, 2007 IN INSTRUMENT NO. 20071220-0146003 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Commonly Known As: 334 Janette Avenue, Goodlettsville, TN 37072

Parcel ID: 033 08 0 118.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters