Karen Y Johnson Davidson County
Batch# 144433 DEEDQC
09/24/2018 11:52:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180924-0094381

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Heather Stauder	(NAME) SAME	34-5-A-3CO
(STREET ADDRESS) 404 Thomas Jefferson Circle		
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **CLARENCE W. RICHARDS,** Grantor, does hereby quitclaim and convey unto **HEATHER STAUDER**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

BEING Unit No. 3, on the Plan of Monticello Manor, as of record in Book 6250, Page 551, 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 the same property conveyed to Vicki D. Wray by Deed dated May 28, 1993, recorded June 4, 1993, in Book 8971, Page 537, in the Register's Office of Davidson County, Tennessee. The said Vicki D. Wray having died intestate on April 27, 2018, leaving title vested in Clarence W. Richards and Heather Stauder, as the only heirs at law of the said Vicki D. Wray. See also Affidavits of Heirship of record in Instrument 20180924-0094379 and in Instrument 20180924-0094380, Register's Office for said County.

The property address is: improved property located at 404 Thomas Jefferson Circle, Madison, TN 37115

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 00.00

Subscribed and sworn to before me this the 13 day of 9, 2018.

SARA METCALF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

Affiant

My commission expires: (Affix Seal)

Notary Public exp 7/6/2020

Witness my hand this 13 day of 9, 2018.

Clarence W. Richards

Clarence W. Richards

STATE OF Tennessee }
COUNTY OF Davidson }

On this 13th day of Sept, 2018, before me personally appeared Clarence W. Richards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 13th day of 9th, 2018.

Notary Signature

My commission expires:

SARA METCALF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020