THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Y Johnson Davidson County
Batch# 153235 DEEDQC
10/22/2018 02:56:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181022-0104639

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
HUGH M. RICHARDSON, III and PENNY W. RICHARDSON, Co-Trustees 5946 Post Rd. Nashville, TN 37205	SAME	11909000300 11909001400 11909001600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Dollar ($1.00).

Hugh R M Richardson III
HUGH M. RICHARDSON, III

SUBSCRIBED AND SWORN to before me, John K. Kimery, by HUGH M. RICHARDSON, III this 17th day of October, 2018.

JOHN K. KIMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

John K. Kimery
Notary Public
My Commission Expires: 3.10.19

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, HUGH M. RICHARDSON, III and PENNY W. RICHARDSON, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto HUGH M. RICHARDSON, III and PENNY W. RICHARDSON, CO-TRUSTEES OF THE RICHARDSON TENNESSEE COMMUNITY PROPERTY REVOCABLE TRUST, their successors and assigns, ("GRANTEE"), all of GRANTORS' right, title and interest in and to a certain tract or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 17th day of October, 2018.

HUGH M. RICHARDSON, III

PENNY W. RICHARDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN K. KIMERY, of said county, HUGH M. RICHARDSON, III and PENNY W. RICHARDSON, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 17th day of OCTOBER, 2018.

JOHN K. KIMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

NOTARY PUBLIC

My Commission Expires:

3.10.19

EXHIBIT A

Tract 1: 2633 Grandview Avenue 1909000300

Land in Davidson County, Tennessee, being Lot "D" on the Map showing subdivision of the Hughes Residence Lot and Lots Nos. 57, 58, 59, 60, 70, 71, 72, and 73 including an alley on the rear of said lots in Edenwold Park as of record in Book 421, page 153, and Register's Office.

Beginning on the westerly margin of Caldwell Avenue, formerly Marshall Avenue, 200 ft. northerly from the northerly margin of Central Blvd., being the corner Lot "D" and Lot No. 4 on said plan; thence with the westerly margin of said Avenue northerly 50 ft. to the corner of Lots "C" and "D"; thence westerly with the line between said two lots 335 ft. to the easterly margin of an alley; thence with the easterly margin of said alley southerly 50 ft. to the corner of Lots D and 4; thence easterly with the line between said two lots 364ft. to the beginning.

Being the same property conveyed to PENNY W. RICHARDSON, by deeds of record in Instrument No. 20050621-0071025 and Instrument No. 20120702-0057826, Register's Office for Davidson County, Tennessee.

Tract 2: 2701 Landers Avenue 119091400

Being lot Nos. 89 and 90 on the Revised and Corrected Plan of Thompson & Ring's Subdivision of Edenwold Park, as of record in Book No. 332, page 29, Registers Office for said County.

Said Lot Nos. 89 and 90 front 50 feet each on the West side of Landers Avenue and run back between parallel lines 185 feet to an alley, No. 90 running back with the South margin of Central Boulevard.

Being the same property conveyed to HUGH M. RICHARDSON, III and PENNY W. RICHARDSON by quitclaim deed of record in Instrument No. 20071025-0126013, R.O.D.C.

Tract 3: 2705 Landers Avenue 11909001600

Land in Davidson County, Tennessee, being Lots No. 86,87, and 88 of Block H on the plan of Thompson and Ring's Revised and Corrected Plan of Edenwold Park of record in Plat Book 332, page 29, Register's Office for said County.

Said Lots No. 86, 87, and 88 of Block H adjoin and front 150 feet on the westerly margin of Landers Avenue and extend back between parallel lines 185 feet to an alley.

Being the same property conveyed to HUGH M. RICHARDSON, III and PENNY W. RICHARDSON by Warranty Deed of record in Book 10064, page 66, R.O.D.C.