STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF March, 2020.

NOTARY PUBLIC

My Commission expires: 8/27/22

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20030010

Address of New Owner	Send Tax Bills To:	Tax Information:
Vincent Scalf P.O. Box 96 Whites Creek, TN 37189	Same	030-00-0-106.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Calvin Richardson and Brenda Richardson and Timothy Henderson, Jr., as tenants in common,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vincent Scalf,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin 307.4 feet South 10 degrees 00' East from the South right-of-way line of Old Hickory Boulevard, said point being 307.4 feet in the Southeasterly direction from the Northwest corner of a 25-acre tract of land conveyed to F. L. Burgess by deed from Henry Carney of record in Book 332, Page 659, Register's Office for Davidson County, Tennessee; thence with a line North 83 degrees 45' West 702.2 feet to a point; thence with a line South 10 degrees 40' East 308.5 feet to a point; thence with a line South 83 degrees 45' East 698.5 feet to a point; thence with a line North 10 degrees 00' West 307.5 feet to the point of the beginning, containing 4.75 acres, more or less.

There is also hereby conveyed a 25 ft. right-of-way for access of ingress and egress to and from the above described property to and from Old Hickory Boulevard described as follows, to-wit:

Beginning at an iron pin 307.4 feet South 10 degrees 00' East from the South right-of-way line of Old Hickory Boulevard, said point being 307.4 feet in a Southeasterly direction from the Northwest corner of a 25-acre tract of land conveyed to F. L. Burgess by deed from Henry Carney of record in Book 332, Page 659, Register's Office for Davidson County, Tennessee; thence with a line North 10 degrees 00' West 307.4 feet a point in the South right-of-way line of Old Hickory Boulevard; thence with said right-of-way line in a Westerly direction 25 ft. to a point in said right-of-way line; thence South 10 degrees 00' East 307.4 feet to a point; thence South 83 degrees 45' East 25 feet to a point of the beginning.

Being the same property conveyed to Samuel T. Richardson by deed from Ella Richardson dated 01/16/1970 and record on 01/19/1970 in Book 4392, Page 320, Register's Office for Davidson County, Tennessee. The said Samuel T. Richardson having since died on 08/25/1974 property vesting in heirs at law, Patricia A. Richardson, Scott Richardson, Kerry

Karen Johnson Davidson County
Batch# 373242 DEEDWARR
03/17/2020 09:48:56 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20200317-0029321

Richardson, Trent Richardson and Tracy Richardson (see Affidavit of Inheritance of record in Book 9392, Page 104, RODCT, and Affidavit of Heirship of record in Instrument No. 20200310-0028970). Further being the same property conveyed to Patricia A. Richardson by Quitclaim Deed from Scott Richardson, Kerry Richardson, Tracy Richardson and Trent Richardson dated 06/24/1994 and recorded on 06/29/1994 in Book 9392, Page 107, RODCT. Further being the same property conveyed to Patricia Ann Richardson, as life tenant, and the remainder in fee to Calvin Tracy Richardson, by Quitclaim Deed from Patricia Ann Richardson dated 12/03/2015 and recorded on 05/23/2016 in Instrument No. 20160523-0051011, RODCT. Patricia Ann Richardson having since died on 05/13/2018. Further being the same property conveyed to Calvin Richardson and Brenda Richardson and Timothy Henderson, Jr., as tenants in common, by Quitclaim Deed from Calvin Richardson, aka Calvin Tracy Richardson, dated 08/20/2019 and recorded on 08/20/2019 in Instrument No. 20190820-0083636, RODCT.

This is property generally located:
6588 Old Hickory Boulevard, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Restrictions contained in Judgment of record in Book 10938, Page 366, as re-recorded in Book 10975, Page 74, said Register's Office.
3. Ingress/egress easement as set forth in Book 4392, Page 320, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Calvin Richardson and Brenda Richardson and Timothy Henderson, Jr.,** has/have caused this instrument to be executed, this the 16th day of March, 2020.

Calvin T Richardson
Calvin Richardson

Brenda J Richardson
Brenda Richardson

Timothy Henderson Jr.
Timothy Henderson, Jr.

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Calvin Richardson and Brenda Richardson and Timothy Henderson, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 16 day of March, 2020.

NOTARY PUBLIC
My commission expires: 8/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY