Karen Johnson Davidson County
Batch# 433383 DEEDQC
07/08/2020 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0074271

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Laura Richardson 2683 Avery Park Drive Nashville, TN 37211	New Owner	173-09-0A-742.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew Woodruff Richardson, a married man,** by these presents do hereby quitclaim and convey unto **Laura Richardson, a married woman,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 625 on the Plan of Section Two of Phase Eight, Lenox Village, Urban Design Overlay of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Woodruff Richardson and Laura Richardson, husband and wife by Warranty deed from James C. Dillard and Angela Michelle Dillard, husband and wife of record in Instrument No. 20150402-0028924 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 02, 2015.

Being also known as 2683 Avery Park Drive Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 26th day of June, 2020.

Affiant

My commission expires:
(Affix Seal)
5-2-22

Notary Public

BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/02/2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of June, 2020.

Matthew Woodruff Richardson

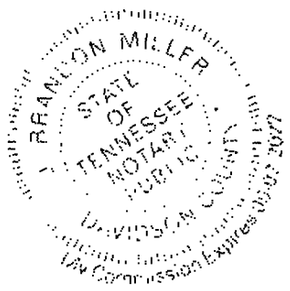
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew Woodruff Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 26th day of June, 2020.

Notary Public

My Commission Expires: 5-2-22



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022