Warranty Deed

Karen Johnson Davidson County Batch# 452415 DEEDWARR 08/07/2020 11:21:49 AM 2 pgs Fees: $13.00 Taxes: $847.30 20200807-0088088	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$229,000.00~~ Affiant Subscribed and sworn to before me, this the 5th day of August, 2020. Notary Public My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Danielle Rose LaCoss	New owner	141-06-0D-100.00-CO
3323 Harpeth Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY W. RICHARDSON AND JOHN D. RICHARDSON, TRUSTEES OF THE RICHARDSON REVOCABLE LIVING TRUST DATED AUGUST 6, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE ROSE LACOSS, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 100 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Kelly W. Richardson and John D. Richardson, wife and husband by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20041028-0129759 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 28, 2004.

Being the same property conveyed to Kelly W. Richardson and John D. Richardson, wife and husband by Warranty deed from Kelly Lynn Weaver, now known as Kelly W. Richardson, married of record in Instrument No. 20190819-0082958 Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 19, 2019.

Being the same property conveyed to Kelly W. Richardson and John D. Richardson, Trustees of the Richardson Revocable Living Trust, dated August 6, 2019, as tenants by the entireties by Warranty deed from Kelly W. Richardson and John D. Richardson, wife and husband of record in Instrument No. 20190819-0083057 Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 19, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3323 Harpeth Springs Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2020.

The Richardson Revocable Living Trust dated August 6, 2019

By: _____, Trustee
Kelly W. Richardson, Trustee

By: _____, TRUSTEE
John D. Richardson, Trustee

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 Kelly W. Richardson and John D. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustees of The Richardson Revocable Living Trust dated August 6, 2019, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021