THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 456573 DEEDQC
08/13/2020 12:45:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200813-0090858

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2020.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: R. Stephen Richards, Jr. 1254 Martin Street Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 105-07-1A-104.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **R. Stephen Richards, Jr., a married man, and R. Stephen Richards, Sr., a married man,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **R. Stephen Richards, Jr., a married man,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.1254 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to R. Stephen Richards, Jr. and R. Stephen Richards, Sr. by Warranty deed from 1260 Martin, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180222-0016984 Register's Office for Davidson County, Tennessee, dated February 14, 2018 and recorded on February 22, 2018.

Being also known as 1254 Martin Street 1254 Nashville, Tennessee 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August 2020.

R. Stephen Richards, Jr.

R. Stephen Richards, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named R. Stephen Richards, Jr. and R. Stephen Richards, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of August 2020.

ABBY PENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public
My Commission Expires: _____