Karen Johnson Davidson County
Batch# 502293 DEEDQC
10/28/2020 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201028-0124731

This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
MAXCOUNTRY PROPERTIES, LLC 109 Hillside Cove Drive Woodbury, TN 37190-2900	SAME	146-10-0-079.00 & 146-10-0-078.00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4)).

AFFIANT

Sworn to and subscribed before me this October 22, 2020.

Notary Public

My Commission Expires

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-24-2023

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, WILLIAM MARK RICHTER, an unmarried man, hereinafter called Grantor, does hereby quitclaim and convey any and all interest owned by him in and to that certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, unto MAXCOUNTRY PROPERTIES, LLC, a Tennessee limited liability company.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed October 22, 2020.

WILLIAM MARK RICHTER

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM MARK RICHTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 22, 2020.

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-24-2023

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Plan of The Estates at Radnor Lake, of record in Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Big Dog Properties, Inc. by deed from Mary M. Enoch and LeeAnne Enoch Abernathy of record at Instrument No. 20050118-0006330, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Agreement for Dedication of Easement for Sanitary Sewer/Storm Drainage of record at Book 7857, page 653, and Book 7860, page 143, both in the Register's Office for Davidson County, Tennessee; Declaration of Protective Covenants, Conditions and Restrictions of record at Instrument No. 20060117-0006381, Register's Office for Davidson County, Tennessee; Restrictive covenants of record in Book 6926, page 756, Register's Office of Davidson County, Tennessee; Right-of-way for ingress and egress over the extension of Kingsview Court lying south of and connecting to Kingsview Court, located on Forest Park Subdivision, a Plan of which is of record in Book 2900, page 122, Register's Office for Davidson County, Tennessee, which is dedicated as a continuation of Kingsview Court in the "Revised" Plan of Lots 16 and 18 of Forest Park, of record in Book 3500, page 58, said Register's Office, and which is stated in deed of record in Book 11712, page 565, Register's Office of Davidson County, Tennessee; All easements, setback lines, and other matters as shown on the plats of record in Book 2900, page 122, Book 3500, page 58 and Instrument No. 20060112-0004786, all in the Register's Office of Davidson County, Tennessee; Right of way for Kingsview Court; Rights of upper and lower riparian owners to the flow of the water of Otter Creek, free from diminution or pollution; Easement for the flow of the waters of Otter Creek and the rights of the public therein; and all other matters of record.

Being the same property conveyed to WILLIAM MARK RICHTER, an unmarried man, by Warranty Deed from Big Dog Properties, Inc., recorded in Instrument No. 20160509-0045530, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and (5) other matters of public record.

This is unimproved property located at: 5065 and 5069 Kingsview Court, Nashville, Tennessee 37220.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

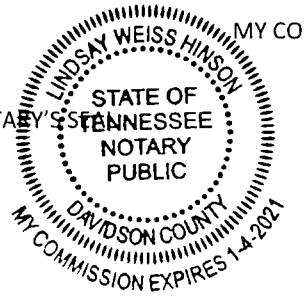
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).