Karen Johnson Davidson County
Batch# 510248 DEEDQC
11/09/2020 09:40:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201109-0131092

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2020. Notary Public My Commission Expires: 5/7/2024

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: John D. Richardson 3221 Hidden Creek Drive Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 182-01-0A-080.00

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, **John D. Richardson,** unmarried (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John D. Richardson**, unmarried his heirs and assigns, all of his 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 lot No. 80, in the Plan of Phase One, Section Two, Sunset Hills, of record in Instrument No. 20071220-0146323, 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 Carol C. Richardson, by Warranty Deed from Christopher J. Jones and Angela Joy Jones, husband and wife, dated May 9, 2014 and recorded May 13, 2014 and of record in Instrument No. 20140513-0040971, in the Register's Office of Davidson County, Tennessee.

Carol C. Richardson having died September 30th, 2020 in Davidson County, Tennessee. John D. Richardson being the sole heir of Carol C. Richardson as evidenced by Affidavits of Heirship recorded in Instrument No. 20201109-0131090 and Instrument No. 20201109-0131091, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3221 Hidden Creek Drive, Antioch, TN 37013**

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 5th. day of November, 2020.

John D. Richardson

John D. Richardson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at Office, this 5th day of November, 2020.

Mallik

Notary Public



My Commission Expires: 9/21/2024.