Karen Johnson Davidson County
Batch# 528609 DEEDQC
12/10/2020 09:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201210-0144308

2042909TN/RTZ

QUITCLAIM DEED

MAIL RECORDED DEED TO:

~~TADARRO LEE RICHARDSON, JR.~~
MCKENZIE ROSE VATER
391 OMAN ~~STREET~~
NASHVILLE, TN 37203~~-1X~~

OWNER (SEND TAX BILLS TO):

TADARRO LEE RICHARDSON, JR.
MCKENZIE ROSE VATER
391 OMAN STREET
NASHVILLE, TN 37203

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TADARRO LEE RICHARDSON, JR., also known as TADARRO L. RICHARDSON, a married man, joined by his spouse, MCKENZIE ROSE VATER (herein, "Grantor"), whose address is 391 Oman Street, Nashville, TN 37203, hereby bargains, sells, remises, releases, quit claims and conveys to TADARRO LEE RICHARDSON, JR. and MCKENZIE ROSE VATER, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 391 Oman Street, Nashville, TN 37203, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 391 Oman Street, Nashville, TN 37203

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 18th day of November, 2020.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

PIN NO: 104-02-0U-004.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Tadarro Lee Richardson Jr.

TADARRO LEE RICHARDSON, JR., also known as
TADARRO L. RICHARDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TADARRO LEE RICHARDSON, JR., also known as TADARRO L. RICHARDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2020.

[Affix Notary Seal]

Bette Shea

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHEA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires
November 8, 2021

GRANTOR:

McKenzie Rose Vater

MCKENZIE ROSE VATER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MCKENZIE ROSE VATER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2020.

[Affix Notary Seal]

Bette Shea

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHEA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires
November 8, 2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: Tadarro Lee Richardson Jr.
TADARRO LEE RICHARDSON, JR.

Subscribed and sworn to under oath before me, this 18th day of November, 2020 by TADARRO LEE RICHARDSON, JR.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires
November 8, 2021

Grantee:

Grantee signature: Mckenzie Rose Vater
MCKENZIE ROSE VATER

Subscribed and sworn to under oath before me, this 18th day of November, 2020 by MCKENZIE ROSE VATER.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires
November 8, 2021

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM IN NASHVILLE, TENNESSEE BEING UNIT NO A-1 OF THE LONG BOULEVARD TOWNHOME CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20030228-0027108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE FOR WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20160818-0086358, on August 18, 2016.

PIN NO: 104-02-0U-004.00

STREET ADDRESS:

391 Oman Street, Nashville, TN 37203

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-041394 (AG)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22