Karen Johnson Davidson County
Batch# 554078 DEEDQC
01/14/2021 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006429

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 29567261

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Susan Webb Ries, Trustee of the Russell and Susan Ries Community Property Trust 3506 Richland Avenue Nashville, TN 37205	Susan Webb Ries, Trustee 3506 Richland Avenue Nashville, TN 37205	Parcel ID: 104050401.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, SUSAN WEBB-RIES (a/k/a Susan Webb Ries), by these presents do hereby quitclaim and convey to SUSAN WEBB RIES, TRUSTEE OF THE RUSSELL AND SUSAN RIES COMMUNITY PROPERTY TRUST, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 3506 Richland Avenue, Nashville, Tennessee 37205.

Manner of Execution. This instrument has been executed in compliance with, as applicable, Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of January, 2021.

Susan Webb-Ries
Susan Webb-Ries

William Russell Ries, Sr., husband of Susan Webb-Ries, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Susan Webb-Ries's interest in the above-described real property solely by virtue of his marriage to Susan Webb-Ries.

William Russell Ries, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Susan Webb-Ries and William Russell Ries, Sr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of January, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 5th day of January, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 95, on the Plan of Richland Realty Company's First Subdivision A, Block 4, as of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan Webb-Ries by warranty deed of record at Instrument 20010830-0094418, Register's Office of Davidson County, Tennessee.

29567261.1

True Copy Certification

I, Aubrey Burns, do hereby make 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

