Karen Johnson Davidson County
Batch# 636065 DEEDWARR
05/14/2021 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210514-0065161

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
Heraldo V. Richards
7412 E Colony Drive
Nashville, TN 37221

Warranty Deed

TRANSFER BETWEEN SPOUSES OR FAMILY MEMBERS - EXEMPTION CODE 66-5-209(5)

THIS INDENTURE, Made this 4 day of March, 2021, by and between **Heraldo V. Richards, a married man, who acquired title as Heraldo V. Richards** of the County of **Davidson**, State of Tennessee, party/parties of the first part, **Heraldo V. Richards and Susanna Richards, husband and wife, as joint tenants with right of survivorship,** of the County of **Davidson**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 7412 E Colony Drive Nashville, TN 37221).

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of **Davidson**, State of Tennessee, to wit:

See Exhibit "A" attached hereto and made a part hereof

Property Address: 7412 E Colony Drive Nashville, TN 37221

BEING the same premises transferred in a deed dated September 24, 1999 and recorded September 27, 1999 in the Davidson County Recorder's Office in Book 11677, Page 79, Instrument Number 0639977, granted and conveyed to Heraldo V. Richards, the Grantors herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has executed this deed this 4 day of March, 2021.

Heraldo V. Richards

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TN

County of Davidson (SS)

On this 4 day of March in the year 2021 before me, the undersigned notary public, personally appeared Heraldo V. Richards, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Ella K. Butler
Notary Public

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $>0.00.

Affiant

Subscribed and sworn to before me this 4 day of March, 2021.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No: 1562385

TAXPAYER/OWNER: Heraldo V. Richards
ADDRESS: 7412 E Colony Drive Nashville, TN 37221

Exhibit A
Legal Description

BEING Lot No. 32 on the Plan of the Subdivision of East Colony at Riverbend, as shown by plat of record in Plat Book 7900, Page 733, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed from MORTGAGE GUARANTY INSURANCE CORPORATION to Heraldo V. Richards as set forth in Deed Book 11677 Page 79 dated 09/24/1999, recorded 09/27/1999, DAVIDSON County, TENNESSEE.
Parcel ID: 156-01-0C-032-00

TRUE COPY CERTIFICATION

I, Lena Cataldo, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Lena Cataldo

State of Pennsylvania

County of Allegheny

Before me, Kimberly Ann Protch, the undersigned officer, personally appeared Lena Cataldo, known to me (or satisfactorily proven) to be the person who's name is subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Kimberly Ann Protch

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281

Notary public

Printed name: Kimberly Ann Protch

Mu Commission expires: NOV 02 2024