ADDRESS NEW OWNER: Rachel Williams
Michael Shane Williams
2633 Windemere Drive
Nashville, TN 37214

SEND TAX BILL TO: FirstBank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL NOS. 08407002800

Karen Johnson Davidson County
Batch# 653395 DEEDWARR
06/10/2021 09:01:30 AM 8 pgs
Fees: $43.00 Taxes: $1,572.50
20210610-0078022

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Betty Lynn Richards Thomason, Co-Successor Trustee of The Betty Taylor Richards Trust dated April, 11, 2000 and of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000 and Dr. William S. Richards, Co-Successor Trustee of The Betty Taylor Richards Trust dated April 11, 2000, and of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Rachel Williams and Michael Shane Williams, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section Four, Sunny Acres of record in Book 2900, page 2, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more detailed description of said Lot.

Being the same property conveyed to Betty Taylor Richards, Trustee, and any Successor Trustee, of The Betty Taylor Richards Trust dated April 11, 2000, with full power to sell, mortgage, or convey without the joinder of any beneficiary by Quitclaim Deed from Betty Taylor Richards Trust U/A/D April 11, 2000 of record in Instrument No. 20090818-0077691, Register's Office for Davidson County, Tennessee, dated August 14, 2009 and recorded August 18, 2009.

Pursuant to Article VIII, of "The Henry S. Richards and Betty Taylor Richards, Trust U/A/D April 11, 2000," the surviving Trustee is directed to divide the Trust Estate between the "Survivor's Trust" and the "Decedent's Trust." Betty Taylor Richards executed the deed of record in Instrument No. 20090818-0077691, Register's Office for Davidson County, Tennessee in compliance with the terms of "The Henry S. Richards and Betty Taylor Richards, Trust U/A/D April 11, 2000."

The said Betty Lynn Richards Thomason and Dr. William S. Richards are Co-Successor Trustees under said Trusts. See Certificate of Trusts attached hereto and made a part hereof.

This is property with a common address of 2633 Windemere Drive, Nashville, TN 37214.

THIS PROPERTY IS BEING CONVEYED "AS-IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Section Four, Sunny Acres of record in Book 2900, page 2, Unit, Register's Office for Davidson County, Tennessee.(3) Restrictions of record in Book 2910, page 86, Register's Office for Davidson County, Tennessee.(4) Any and all existing restrictions, etc. of record and not herein stated.(5) Notice of Completion of record in Instrument No. 20210505-0060118, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of June 2021.

X Betty Lynn Richards Thomason Co-Successor Trustee

Betty Lynn Richards Thomason, Co-Successor Trustee of The Betty Taylor Richards Trust dated April, 11, 2000 and of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000

Notary

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Betty Lynn Richards Thomason, Co-Successor Trustee of The Betty Taylor Richards Trust dated April, 11, 2000 and of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000 with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 07 day of June 2021.

Betty Krachey

Notary Public
My Commission Expires: 09/26/2023

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-26-2023

Co-Successor Trustee

Dr. William S. Richards, Co-Successor Trustee of The Betty Taylor Richards Trust dated April 11, 2000, and of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000.

STATE OF TENNESSEE
COUNTY OF Shelby

Notary

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Dr. William S. Richards, Co-Successor Trustee of The Betty Taylor Richards Trust dated April 11, 2000, and of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000 with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of June 2021.

Notary Public
My Commission Expires: May 8th, 2023

STATE OF TENNESSEE NOTARY PUBLIC County of Shelby

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $425,000.00.

Affiant

Subscribed and sworn before me this 7th day of June 2021.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

File No. 2105-111

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Affidavit for Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the **"The Betty Taylor Richards Trust dated April 11, 2000,"** (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is: **"The Betty Taylor Richards Trust dated April 11, 2000"**
2. The name of the Settlors: Henry S. Richards and Betty Taylor Richards
3. The name of the currently acting Co-Successor Trustees of the trust: Betty Lynn Richards Thomason and Dr. William S. Richards
4. The powers of the Co-Successor Trustees are: Those set forth in Section XII of said Trust and further embracing without limitation those conferred on Co-Successor Trustees under Tennessee Code Annotated Section 35-50-110 as amended
5. The Trust is Irrevocable.
6. A third party may rely on the authority of one or more successors without proof of their succession.
7. The Trust's identification number has been provided as required for the transaction.
8. The Co-Successor Trustees are: Betty Lynn Richards Thomason and Dr. William S. Richards
9. The manner in which the Trust assets should be titled is: Betty Lynn Richards Thomason, Co-Successor Trustee of "The Betty Taylor Richards Trust dated April 11, 2000," and Dr. William S. Richards, Co-Successor Trustee of "The Betty Taylor Richards Trust dated April 11, 2000."
10. The undersigned Co-Successor Trustees state that, to the best of the Co-Successor Trustees' knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Certification of Trust to be incorrect.
11. All other Trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Co-Successor Trustees.
12. The undersigned Affiants are currently the acting Co-Successor Trustees of the trust and declare that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Certification of Trust is dated as of the 7th day of June 2021.

X Betty Lynn Richards Thomason Co-Successor Trustee

Betty Lynn Richards Thomason, Co-Successor Trustee of The Betty Taylor Richards Trust dated April 11, 2000

NOTARY

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Betty Lynn Richards Thomason, Co-Successor Trustee** of The Betty Taylor Richards Trust dated April,11, 2000, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of June 2021.

Betty Krachey
Notary Public
My Commission Expires: 09/26/2023

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-26-2023

X _____, Co-Successor Trustee

Dr. William S. Richards, Co-Successor Trustee of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000, AFFIANT

Notary

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Dr. William S. Richards, Co-Successor Trustee** of The Henry S. Richards and Betty Taylor Richards Trust U/A/D April 11, 2000, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of June 2021.

Kimberly Avery
Notary Public
My Commission Expires: May 4th, 2023

Kimberly Avery
STATE OF TENNESSEE NOTARY PUBLIC
County of Shelby

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Affidavit for Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for the **"The Betty Taylor Richards Trust dated April 11, 2000,"** (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is: **"The Betty Taylor Richards Trust dated April 11, 2000"**
2. The name of the Settlors: Henry S. Richards and Betty Taylor Richards
3. The name of the currently acting Co-Successor Trustees of the trust: Betty Lynn Richards Thomason and Dr. William S. Richards
4. The powers of the Co-Successor Trustees are: Those set forth in Section XII of said Trust and further embracing without limitation those conferred on Co-Successor Trustees under Tennessee Code Annotated Section 35-50-110 as amended
5. The Trust is Irrevocable.
6. A third party may rely on the authority of one or more successors without proof of their succession.
7. The Trust's identification number has been provided as required for the transaction.
8. The Co-Successor Trustees are: Betty Lynn Richards Thomason and Dr. William S. Richards
9. The manner in which the Trust assets should be titled is: Betty Lynn Richards Thomason, Co-Successor Trustee of "The Betty Taylor Richards Trust dated April 11, 2000," and Dr. William S. Richards, Co-Successor Trustee of "The Betty Taylor Richards Trust dated April 11, 2000."
10. The undersigned Co-Successor Trustees state that, to the best of the Co-Successor Trustees' knowledge, the trust has not been revoked, modified or amended in any manner that would cause the representations in this Certification of Trust to be incorrect.
11. All other Trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Co-Successor Trustees.
12. The undersigned Affiants are currently the acting Co-Successor Trustees of the trust and declare that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

This Certification of Trust is dated as of the 7th day of June 2021.

X Betty Lynn Richards Thomason Co-Successor Trustee

Betty Lynn Richards Thomason, Co-Successor Trustee of The Betty Taylor Richards Trust dated April 11, 2000

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Betty Lynn Richards Thomason, Co-Successor Trustee** of The Betty Taylor Richards Trust dated April,11, 2000, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of June 2021.

Notary Public
My Commission Expires: 09/26/2023

NOTARY

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-26-2023

Co-Successor Trustee

Dr. William S. Richards, Co-Successor Trustee of The Betty Taylor Richards Trust dated April 11, 2000, AFFIANT

NOTARY

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Dr. William S. Richards, Co-Successor Trustee** of The Betty Taylor Richards Trust dated April,11, 2000, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of June 2021.

Kimberly Avery
Notary Public
My Commission Expires: May 8th, 2023

Kimberly Avery
STATE OF TENNESSEE NOTARY PUBLIC
County of Shelby

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022