This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

Karen Johnson Davidson County
Batch# 676880 DEEDQC
07/14/2021 02:44:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210714-0094847

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Susan Richardson and Rowan Millar 5022 Old Hydes Ferry Pike Nashville, Tennessee 37218	Susan Richardson and Rowan Millar 5022 Old Hydes Ferry Pike Nashville, Tennessee 37218	067-00-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MILLARRICH PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to **SUSAN RICHARDSON** and **ROWAN MILLAR**, each a fifty percent (50%) undivided interest, as tenants-in-common (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on Exhibit "A" attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2021 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 9 day of July, 2021.

GRANTOR:

MILLARRICH PROPERTIES, LLC,
a Tennessee limited liability company

By: Susan Richardson
Name: Susan Richardson
Its: owner / member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Owner of **MillarRich Properties, LLC**, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9 day of July, 2021.

NOTARY PUBLIC

My Commission Expires:
05, 2022

DAVID SPEEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 9 day of July, 2021.

Affiant

My Commission Expires: 05, 2022 Notary Public

DAVID SPEEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 9 day of July, 2021.

GRANTOR:

MILLARRICH PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Cecil Rowan Millar.
Its: owner / member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rowan Millar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner / Member of **MillarRich Properties, LLC**, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9 day of July, 2021.

_____
NOTARY PUBLIC

My Commission Expires:
05, 2022

DAVID SPEEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 9 day of July, 2021.

_____
Affiant

My Commission Expires: 05, 2022 _____
Notary Public

DAVID SPEEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

EXHIBIT "A"

Legal Description of the Property

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF-WAY. BOUNDED ON THE EAST BY THE HERMANS. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE. BOUNDED ON THE WEST BY THE REMAINING METRO NASHVILLE PUBLIC SCHOOLS PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE, SAID PIN BEING 146.83 FEET AS MEASURED ALONG THE RIGHT-OF-WAY FROM THE SCOTTSBORO METHODIST CHURCH PROPERTY AS OF RECORD IN DEED BOOK 435, PAGE 101- R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 10 DEGREES 02 MINUTES 37 SECONDS WEST, 466.69 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF- WAY;

THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 1,827.75 FEET, A LENGTH OF 441.98, A TANGENT OF 222.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 17 MINUTES 04 SECONDS EAST, 440.90 FEET TO AN EXISTING MONUMENT;

THENCE, A COMMON LINE WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C, TN. SOUTH S DEGREES 38 MINUTES 56 SECONDS WEST, 164.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 78 DEGREES 29 MINUTES 04 SECONDS EAST, PASSING AN WITNESS PIN AT 420.70 FEET FOR A TOTAL DISTANCE OF 450.70 FEET TO THE CENTERLINE OF SULPHUR CREEK;

THENCE, WITH THE MEANDERS OF SULPHUR CREEK AND CONTINUING WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. THE FOLLOWING CALLS:
SOUTH 46 DEGREES 42 MINUTES 27 SECONDS WEST, 180.43 FEET;
SOUTH 33 DEGREES 17 MINUTES 02 SECONDS WEST, 71.17 FEET;
SOUTH 14 DEGREES 58 MINUTES 23 SECONDS WEST, 122.73 FEET;
SOUTH 16 DEGREES 46 MINUTES 07 SECONDS EAST, 56.30 FEET;
SOUTH 50 DEGREES 09 MINUTES 46 SECONDS EAST, 49.34 FEET;

THENCE, WITH THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE AND A CURVE TO THE RIGHT, PASSING A WITNESS PIN AT 30.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 09 SECONDS, A RADIUS OF 775.00 FEET, A LENGTH OF 260.41 FEET, A TANGENT OF 131.45 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 59 MINUTES 16 SECONDS WEST, 259.19 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 73 DEGREES 21 MINUTES 42 SECONDS WEST, 394.75 FEET TO THE POINT OF BEGINNING.

PREPARED BY: THORNTON & ASSOCIATES INC. 1205 SOUTH GRAYCROFT AVENUE MADISON, TN 37115; FILE NO. 06-1148.

THE FOREGOING LEGAL DESCRIPTION IS THE SAME AS THE PRIOR DEED.

Being the same property conveyed to MillarRich Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Joseph John Kovalick, II, December 14, 2012, recorded as Instrument No. 20121217-0116157, Register's Office for Davidson County, Tennessee.

Address of Property: 5022 Old Hydes Ferry Pike, Nashville, Tennessee 37218

Tax Parcel Id: 067-00-0-056.00

TRUE COPY CERTIFICATION

I, Carole M. Maxson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 9, 2021** (date of document).

Carole M. Maxson

7/13/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 7/13/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

