Karen Johnson Davidson County
Batch# 752355 DEEDQC
11/10/2021 09:21:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0149981

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Julia W. Richardson
John A. Webster III
Gina R. Cottle

SEND TAX BILLS TO:
927 Southside Place
Nashville, TN 37203

MAP/PARCEL:
105-02-1E-001.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **John A. Webster, III and Julia Webster Richardson**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Julia W. Richardson as to a 50% interest, John A. Webster III as to a 25% interest, and Gina R. Cottle as to a 25% interest, all as Tenants in Common**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in instrument No. 20161118-0122052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to John A. Webster, III and Julia Webster Richardson as Tenants in Common. by Quitclaim Deed from Stoneybrook, LLC, of record in Instrument No. 20210712-0093149, Register's Office for Davidson County, Tennessee.

This is improved property known as: 925 Southside Pl, Nashville, TN 37203.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 3rd day of November, 2021.

John A. Webster III

Julia Webster Richardson

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **John A. Webster, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 5 day of November, 2021.

Notary Public

My Commission Expires: 10/11/25

STATE OF Colorado

COUNTY OF Douglas

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Julia Webster Richardson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 3rd day of November, 2021.

Notary Public

My Commission Expires: 04/16/2025

STEPHANIE DEEB
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214015135
MY COMMISSION EXPIRES 04/16/2025

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 5 day of November, 2021.

Notary Public

My commission expires: 10/11/25

JENNIFER D. STACY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY