Name and Address of New Owner:
Holden Richmond
1205 Riverbirch Way
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 753966 DEEDQC
11/12/2021 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211112-0150923

Send Tax Bills To:
Holden Richmond
1205 Riverbirch Way
Nashville, TN 37076

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

Map & Parcel No: 097-02-0A-185.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Holden Richmond** "the Grantor," convey and quitclaim unto **Holden Richmond, and Emily Richmond, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 2B of record in Plat at Instrument No. 20120510-0040662, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Holden Richmond, an unmarried man, by deed dated August 10, 2018, and recorded August 29, 2018, from Wayne G. Ho and wife, Thuy-Trang Ngoc Ho, of record in Instrument Number 20180829-0085659, Register's Office for Davidson County, Tennessee.
>
> Property Address: 1205 Riverbirch Way, Nashville, TN 37076

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of November, 2021.

_____(SEAL)
Holden Richmond

STATE OF TENNESSEE
COUNTY OF WILSON

On this 1st day of November, 2021, before me personally appeared Hlden Richmond to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2021.



_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 1st day of November, 2021.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, **Joshua A. Terry**, 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 November 1st 2021.

Affiant Signature

11/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON