Karen Johnson Davidson County
Batch# 761551 DEEDQC
11/29/2021 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211129-0156994

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Adam Keighton Richardson and Sarah Leann Allen 1007 Jones St Old Hickory TN 37138	Adam Leighton Richardson and Sarah Leann Allen 1007 Jones St. Old Hickory, TN 37138

Order Number: C-TN758820

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Adam Leighton Richardson, aka Adam Keighton Richardson and Sarah Leann Allen, Husband and Wife** for One Dollars ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Adam Leighton Richardson and Sarah Leann Allen, Husband and Wife,** whose address is 1007 Jones St., Old Hickory, TN 37138, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 86 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 86 fronts 53 feet on the Easterly side of Jones Street and extends back 88.4 feet on the Northerly line and 88.0 feet on the Southerly line to a dead line in the rear, measuring 53 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 044-15-0-331.00
Street address of property: 1007 Jones St., Old Hickory, TN 37138

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20190226-

0017189 in the Recorder's Office, Davidson County, Tennessee.

Signed this 18th day of June, 2021.

Signature of Grantors:

Adam Leighton Richardson, aka
Adam Keighton Richardson

Sarah Leann Allen

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18th day of June, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Adam Leighton Richardson, aka Adam Keighton Richardson and Sarah Leann Allen, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Notary Public Expires: 12/19/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 044-15-0-331.00

Street address of property: 1007 Jones St., Old Hickory, TN 37138

Oath of Consideration

I or we, Adam Leighton Richardson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $1.00.

Signed this 18th day of June, 2021.

Signatures of Affiant(s):

Adam Leighton Richardson

Sworn and subscribed before me this 18th day of June, 2021.

Notary Public Expires: 12/19/2023

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Certificate of Authenticity

I, Nichole Vela, 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 11/8/21.

Date

Affiant Signature

11/09/21
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 09 day of November, 2021.

Notary's Signature Randi Meyer

My Commission Expires: June 25, 2024
Date

Notary's Seal (if on paper)

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.