Karen Jonnson Davidson County
Batch# 778396 DEEDQC
12/22/2021 10:39:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211222-0169052

NEW OWNER:

Terri Richardson
3080 Dell Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 43-1-129.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **BILLY JOE RICHARDSON,** hereinafter called the Grantor, has quitclaimed to **TERRI RICHARDSON**, hereinafter called the Grantee, her heirs and/or assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Being the northeast part of Lot "D" on the corrected Map of the W. P. Ready Subdivision, of the E. H. Thornton Tract, as of record in Book 332, page 110, Register's Office for said County.

Said part of said Lot "D" fronts 75 feet on the south side of Sarver, formerly Madison Avenue and runs back between lines, 230 feet, more or less, on the west line and 227 feet, more or less, on the east line along the common line between Lots D and E to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Billy Joe Richardson and Terri Richardson, husband and wife as tenants by the entirety by Deed, dated February 19, 2019, of record in Instrument 20190306-0020311, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 310 Sarver Avenue, Madison, Tennessee 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 15 day of December, 20 21.

BILLY JOE RICHARDSON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BILLY JOE RICHARDSON, with whom I am personally acquainted, or 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 15th day of December, 20 21.

Notary Public

My commission expires: 08/20/2024

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 15th day of December, 2021.

Notary Public

My commission expires: 4-13-22