Karen Johnson Davidson County
Batch# 804236 DEEDQC
02/11/2022 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220211-0015962

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-1864D

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 1st day of February 2022.

Notary Public
My commission expires: 4/24/23

Name and Address of New Owner:
Blue Dog Properties, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Send Tax Bills To:
Owner

Street Address of Subject Property:
126A Fern Avenue
Nashville, TN, 37207

Parcel ID:
07114039400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marla Richardson, unmarried woman and as Trustee of the Marla M. Richardson Living Trust dated 7/5/2017**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Blue Dog Properties, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, situated at 126 A Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 26-A, Zone Lot Division of Lot Number 25 and 26, on the plan of Weakley and Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description. This property has an address of 126-A Fern Avenue, Nashville, TN 37207.
Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts and

Winifred A. Watts by Warranty Deed dated July 3, 2013 and recorded July 8, 2013 in Instrument #20130708-0070104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marla Richardson, unmarried woman and as Trustee of the Marla M. Richardson Living Trust dated 7/512017 from J. Word Properties, LLC in Instrument No. 20171030-0110689 and recorded on 10/30/2017 in the Registers Office for Davidson County, Tennessee

WITNESS my hand this 1st day of February, 2022.

The Marla M. Richardson Living Trust dated 7/512017

Marla Richardson, unmarried and as Trustee

Marla Richardson, unmarried woman and as Trustee

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marla M. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Trustee of The Marla M. Richardson Trust U/A/D July 5, 2017, the within named bargainor, as Trustee, and Marla M. Richardson, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, himself/herself as Trustee of said Trust.

WITNESS my hand and seal at office, this 1st day of February, 2022.

NOTARY PUBLIC

My commission expires: 4/24/23

True Copy Certification

I, Yvette Meldrum, 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 February, 2022.

Affiant Signature

February 1, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of February 2022

Notary's Signature
MY COMMISSION EXPIRES: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County

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