Karen Johnson Davidson County
Batch# 816249 DEEDQC
03/07/2022 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025350

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Stephanie D. Richardson Affiant Subscribed and sworn to before me, this 23rd day of February, 2022. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Stephanie D. Richardson, Trustee 5016 Dovecote Drive Nashville, TN 37220	SAME	146-11-43

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Stephanie D. Richardson**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Stephanie D. Richardson, Trustee of the Stephanie D. Richardson Living Trust, established by the Revocable Trust Agreement of Stephanie D. Richardson dated February 23, 2022**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of February, 2022.

Stephanie D. Richardson
Stephanie D. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie D. Richardson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of February, 2022.

My Commission Expires:



Alice M. Bohannon
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Crieve Hall Estates, Section 1, Revised of record in plat Book 1835, pages 122-124, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephanie Richardson, a single woman, by deed from William Lester Phillips and Sherry C. Phillips, husband and wife, of record in Instrument No. 20150709-0066950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2022 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 122-124, said Register's Office; and (c) restrictive covenants of record in Book 2046, page 88, said Register's Office.

This is improved property known as 5016 Dovecote Drive, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 23, 2022.

02-24-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

