Karen Johnson Davidson County
Batch# 854954 DEEDQC
05/13/2022 10:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055341

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Rob Callaghan
1428 Aversboro Road
Suite A
Garner, NC 27529

File No.: 22VLT-0088TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Benjamin David Richardson Jr. and Mary Love Richardson 4800 Overcrest Drive Nashville, TN 37211	Benjamin David Richardson Jr. and Mary Love Richardson 4800 Overcrest Drive Nashville, TN 37211	147 02 0 178.00

THIS INDENTURE made this 4th day of May, 2022 between.

Benjamin David Richardson, Jr., A/K/A, Benjamin Richardson, herein joined by his wife, Mary Love Richardson. First Parties

and

Benjamin David Richardson Jr. and Mary Love Richardson, husband and wife, as joint tenants with right of survivorship, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See attached legal as Exhibit "A"

Being the same property conveyed to Benjamin Richardson by Frank Eugene Feinstein and Beverly F. Feinstein, husband and wife in an instrument dated August 21, 2015 and recorded August 26, 2015 in Instrument 20150826-0086188.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 4th day of May, 2022.

Benjamin David Richardson, Jr. A/K/A, Benjamin Richardson

Mary Love Richardson

STATE OF Tennessee

COUNTY OF Davidson

I, Dionne Carver, a Notary Public for the County of Williamson and State of Davidson, do hereby certify that Benjamin David Richardson personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Jr and Mary Love Richardson

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 12/21/2024

(SEAL)

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Benjamin David Richardson, Jr.

Subscribed and sworn to before me this 4th day of May, 2022

Notary Public

My Commission Expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE. AND IS DESCRIBED AS FOLLOWS:

The following described real estate, situated and being located in Davidson County. Tennessee:

Land in Davidson County, Tennessee. being Lot 36. Battery Crest. Section One. as shown on plat of record in Book 2900, Page 91, in the Register's Office. Davidson County. Tennessee. to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank Eugene Feinstein and Beverly F. Feinstein. husband and wife from Craig Barron and wife, Stella Barron by Warranty Deed on February 17. 2009. of record in Instrument Number 20090223-0015517. Register's Office for Davidson County, Tennessee.

Parcel ID: 147 02 0 178.00

Commonly known as 4800 Overcrest Drive. Nashville, TN 37211
However, by showing this address no additional coverage is provided

This being the same property conveyed to Benjamin Richardson by Warranty Deed of Frank Eugene Feinstein and Beverly F. Feinstein. husband and wife dated August 21, 2015 and recorded in Instrument 20150826-0086188, in the Register of Deeds for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Dillon Del Favero, 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 05/04/2022 (date of document).

Affiant Signature

05/05/2022

Date

State of NC

County of Wake

Sworn to and subscribed before me this 5TH day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 09/25/2024

NOTARY'S SEAL

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024

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