(1)

Karen Johnson Davidson County
Batch# 857725 DEEDQC
05/18/2022 12:40:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220518-0057556

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 12th day of May, 2022.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
Brian Richardson
384 Green Harbor Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

MAP/PARCEL:
091-07-1-N-001.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **BRIAN RICHARDSON, AN UNMARRIED MAN**, (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 5310 Louisiana Avenue, a Horizontal Property Regime, of record in Instrument No. 20210407-0045541, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Mary Catherine Magallanes, unmarried, by Warranty Deed from Brian Matthew Smith, unmarried, dated November 13, 2007, of record in Instrument No. 20071116-0134764, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Red River Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary Catherine Magallanes, unmarried, dated February 26, 2021, of record in Instrument No. 20210302-0026052, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 5310 A Louisiana Avenue, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 12th day of May, 2022.

Red River Development, LLC, a Tennessee limited liability company

By: _____

Name: Brian Scott Richardson

Its: Managing Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Brian Scott Richardson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Managing Member of Red River Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Red River Development, LLC, a Tennessee limited liability company, by Brian Scott Richardson as such Managing Member.

Witness my hand and official seal in Franklin, Tennessee, this 12th day of May, 2022.

_____
Notary Public

My commission expires:
May 5th 2025

ASHLEY NICOLE BECKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY