Karen Johnson Davidson County
Batch# 881512 DEEDWARR
06/30/2022 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220630-0075665

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Michelle Fajardo Richards, as Trustee, Affiant

Subscribed and sworn to before me,
this 28th day of June, 2022.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Mark Danner Richards, III and Michelle Fajardo Richards, Co-Trustees of the Mark and Michelle Richards Revocable Trust 2012 Stonehurst Drive Nashville, TN 37215	Mark Danner Richards, III and Michelle Fajardo Richards, Co-Trustees of the Mark and Michelle Richards Revocable Trust 2012 Stonehurst Drive Nashville, TN 37215	144 15 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **MARK D. RICHARDS, III and wife, MICHELLE F. RICHARDS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **MARK DANNER RICHARDS, III and MICHELLE FAJARDO RICHARDS, as Co-Trustees of the MARK AND MICHELLE RICHARDS REVOCABLE TRUST under agreement dated June 28, 2022** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 428 on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 428 fronts 200 feet on the easterly side of Stonehurst Drive and runs back between lines, 212 feet on the northerly side of 206 feet on the southerly line, to a dead line at the rear on which it measures 220.1 feet.

Being the same property conveyed by Debra McLain Garcia, as Trustee of the Bruce H. McLain and Carol A. McLain Living Trust, to Mark D. Richards, III and Michelle F. Richards by General Warranty Deed dated November 30, 2010, recorded as Instrument Number 20101208-0097807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A Deed of Trust of record as Instrument Number 20200513-0049686, Register's Office for Davidson County, Tennessee, securing a promissory note dated May 7, 2020 made by Mark Danner Richards III and Michelle Fajardo Richards in favor of Pinnacle Bank in the original principal amount of Seven Hundred Ten Thousand Dollars ($710,000.00).
2. A Revolving Credit Deed of Trust of record as Instrument Number 20150223-0015353, Register's Office for Davidson County, Tennessee, securing a line of credit in the maximum amount of One Hundred Thousand Dollars ($100,000) granted to Michelle Richards and Mark Richards, III by Vanderbilt University Credit Union.
3. An Open-End Deed of Trust of record as Instrument Number 20201113-0133842, Register's Office for Davidson County, Tennessee, securing a line of credit in the maximum amount of Two Hundred Fifty Thousand Dollars ($250,000) granted to Mark D. Richards III and Michelle F. Richards by Pinnacle Bank.
4. All matters shown on Plan of Hillsboro Park, Sec. IV, plat of record in Book 2331, Page 142, Register's Office of Davidson County, Tennessee, and restrictive covenants of record in Book 2435, Page 237, Book 2596, Page 23, and amended in Book 2603, Page 440, Book 3836, Page 620, Book 4169, Page 719, and Book 4207, Page 397, all of which are recorded in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 2012 Stonehurst Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 28th day of June, 2022.

MARK D. RICHARDS, III

MICHELLE F. RICHARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK D. RICHARDS, III** and **MICHELLE F. RICHARDS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 28th day of June, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 05/05/2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 June 28, 2022

6-29-2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of June, 2022.

Notary Public

My Commission Expires: 5/6/2025

Notary's Seal (if on paper)

