Karen Johnson Davidson County
Batch# 888093 DEEDQC
07/13/2022 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080429

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. 2022-0986	*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 11 day of July ~~2021.~~ 2022 *Notary Public* *My commission expires:* 10-20-24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

Name and Address of New Owner: Marla M. Richardson, as Trustee of The Marla M. Richardson Living Trust dated 7/5/2017 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, **Blue Dog Properties, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto, **Marla M. Richardson, as Trustee of The Marla M. Richardson Living Trust dated 7/5/2017,** 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 7/5/2017 from J. Word Properties, LLC in Instrument No. 20171030-0110689 and recorded on 10/30/2017 in the Registers Office for Davidson County, Tennessee

Being the same property conveyed to Blue Dog Properties, LLC, from Marla Richardson, unmarried woman and as Trustee of the Marla M. Richardson Living Trust dated 7/5/2017in Instrument No20220211-0015962 and recorded on 02/11/2022 in the Registers Office for Davidson County, Tennessee

WITNESS my hand this 11th day of July, 2022.

Blue Dog Properties, LLC

Marla M Richardson, Sole Member

Marla M. Richrdson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

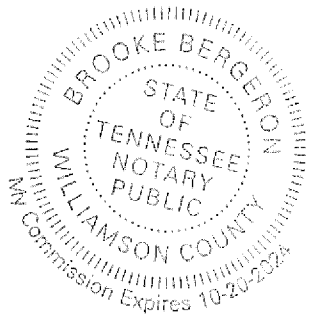
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marla M. Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of July, 2022.

BG

Notary Public

My commission expires: 10 · 20 · 22 2024

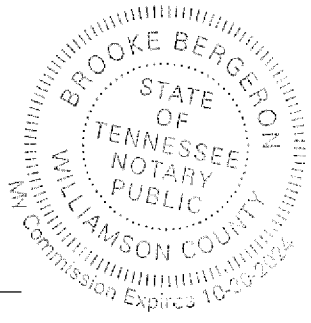


True Copy Certification

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 July 11, 2022

7/11/22

Signature Date



State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of July, 2022

Notary's Signature

10.20.24

My Commission Expires: