Karen Johnson Davidson County
Batch# 917494 DEEDQC
09/16/2022 08:54:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220916-0103312

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 WALTER T. RICHARDSON, III, AFFIANT Subscribed and sworn to before me, this 8 day of September 2022. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WALTER THOMAS RICHARDSON, III, and TERRY ANN HUTTO RICHARDSON, CO-TRUSTEES 6808 Oakshire Circle Brentwood, TN 37027	New Owner	Map and Parcel No.: 181100A10700CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Walter T. Richardson, III, and wife, Teresa A. Richardson, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Walter Thomas Richardson, III, and Terry Ann Hutto Richardson, Co-Trustees of the Richardson Joint Revocable Trust, created September 6, 2018, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 6808 Oakshire Circle, Brentwood, Tennessee 37027, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Autumn Oaks Subdivision, Phase Three of record in Doc No. 20031029-0159380, to which Plan reference is made for a more complete description.

Being the same property conveyed to Walter T. Richardson, III, and wife, Teresa Richardson, from Gerald R. Truette, and wife, Jennifer S. Truette, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20120723-0064330. And being the same property where a Scrivener's Error Affidavit was recorded in the Register's Office of said county and state at Instrument No. 20130116-0005075, correcting the Grantor Teresa A. Richardson's name to include her middle initial.

Teresa Richardson and Teresa A. Richardson are one and the same person.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8 day of September 2022.

Walter T Richardson III

Walter T. Richardson, III, Grantor

Teresa A Richardson

Teresa A. Richardson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Walter T. Richardson, III**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of September 2022.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Teresa A. Richardson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of September 2022.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
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