This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Harry Felder** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Stephen K. Richey,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 142 on the Plan of Towne Village of the Country, Section II, of record in Plat Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor warrants that the above described property has been used for investment purposes only, and never used as his primary residence.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at **Book 6963, Page 800** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 1st day of **November, 2022.**

Harry Felder

Harry Felder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of **November, 2022.**

Stephen Richey

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

STEPHANIE Y. RICHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

Karen Johnson Davidson County
Batch# 936698 DEEDQC
11/01/2022 03:24:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221101-0118052

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 1st day of **November, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

STEPHANIE Y. RICHEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

PROPERTY ADDRESS:	**3157 Towne Village Road** **Nashville, TN 37013**
TAX PARCEL NO.:	**15011002500**
PROPERTY OWNER: OWNER'S ADDRESS:	**Stephen K. Richey** **P.O. Box 70660** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Stephen K. Richey** **P.O. Box 70660** **Nashville, TN 37207**