Karen Johnson Davidson County
Batch# 947026 DEEDQC
12/02/2022 10:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221202-0126245

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Guy A. Richie **145 Sterling Oaks Court** **Brentwood, TN 37027**	**Same As New Owner**	**172-05-0B-054.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Guy A. Richie and Susan L. Richie, Trustee's of the GSR Living Trust dated December 10, 2018** does hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Guy A. Richie, unmarried** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 54 on the Final Plat of Sterling Oaks, Phase I, of record Plat Book 8250, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Guy A. Richie and Susan L. Richie, Trustee of the GSR Living Trust dated December 10, 2018, by Quitclaim Deed from Guy A. Richie and wife, Susan L. Richie, filed for record on January 24, 2019 in Instrument No. 20190124-0007111, and corrected in Instrument No. 20190523-0048916, recorded on May 23, 2019, Register's Office for Davidson County, Tennessee.

Property Address: 145 Sterling Oaks Court, Brentwood, TN 37027

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This Instrument was prepared from information provided by the last Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of **November 2022.**

By: _____
Guy A. Richie, Trustee

By: _____
Susan L. Richie, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Guy A. Richie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee under that certain Trust Agreement dated December 10, 2018 for the benefit of **GSR Trust Agreement**, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal this the 28th **day of November 2022.**

_____
NOTARY PUBLIC
My Commission Expires: 9.9.2026

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Susan L. Richie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee under that certain Trust Agreement dated December 10, 2018 for the benefit of **GSR Trust Agreement,** and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

Witness my hand and official seal this the 17 day of November 2022.

Katrina Adams
NOTARY PUBLIC
My Commission Expires: 9-8-2025

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Susan L. Richie
(Affiant)

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

Melody M Jenkins
NOTARY PUBLIC
My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 28th day of November, 2022

Robert L Scruggs 11-28-2022
Signature Date

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robet L. Scruggs ,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this the 28th day of November, 2022

Melody M Jenkins
Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025