Karen Johnson Davidson County
Batch# 950231 DEEDQC
12/12/2022 09:39:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20221212-0128557

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 9, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-22-2026

New Owner Address:
Paul Alexander Richards and
Mary Melissa Richards, Co-Trustees
104 Portsmouth Cove
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
171-8-C-26

QUITCLAIM DEED

Paul Richards and Mary Richards (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Paul Alexander Richards and Mary Melissa Richards, Co-Trustees of the Richards Family Trust, dated December 9, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 9, 2022**.

Paul Richards

Mary Richards

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Paul Richards and Mary Richards**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 9, 2022.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

BEING LOT NO. 26 ON THE PLAN OF WILLIAMSBURG AT BRENTWOOD, SECTION TWO, A Planned Unit Development, as shown by Plat Book 9700, Page 692, Register's Office for Williamson County, Tennessee, to which reference is made for the complete description.

Being the same property conveyed to Paul Richards and Mary Richards, husband and wife, from Kim Nhu Thi Pham, unmarried, by deed of record in Instrument No. 20120815-0073043, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 104 Portsmouth Cove, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 December 9, 2022.

Affiant Signature

12/9/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 9, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026