This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 956071 DEEDQC
12/29/2022 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221229-0133537

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CONNIE H. RICHARDSON, Trustee RICHARDSON FAMILY TRUST Dated October 18, 2022 1205 BEDFORDSHIRE CT. NASHVILLE, TN 37221	SAME	142-16-A-059

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T[illegible]).

AFFIANT

KORTNIE B TOTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this December 29, 2022.

Notary Public

My Commission Expires: 5/9/26

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, CONNIE H. RICHARDSON, hereinafter called Grantor, for the express purpose of conveying all of my rights, title and interest in this property, do hereby quitclaim and convey unto CONNIE H. RICHARDSON, Trustee of the RICHARDSON FAMILY TRUST, dated October 18, 2022, all of my right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on EXHIBIT A, which is attached hereto and made a part hereof.

WITNESS MY HAND this 12/15/, 2022.

By: Connie H. Richardson
CONNIE H. RICHARDSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CONNIE H. RICHARDSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this December 15, 2022.

Kortnie B Toth
NOTARY PUBLIC

My Commission Expires: 5/9/26

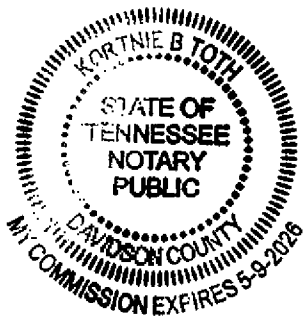


Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of Devon Park, Phase Two of record in Plat Book 6250, Page 432, Register's Office for said County.

SAID Lot No. 59 fronts 51.01 feet on the westerly margin of Bedfordshire Court and extends back 180.51 feet on the southerly line and 143.31 feet on the northerly line to a dead line in the rear, measuring 116.68 feet thereon.

BEING the same property conveyed to Perry A. Michel and wife, Alda L. Michel and Lula F. Nichols, unmarried by deed from Y & F Enterprises, a partnership of Fred Yazdian and Barry Friedman of record in Book 6937, Page 237, Register's Office for said County. The said Lula F. Nichols and Alda L. Michel have both since died, with Alda L. Michel predeceasing Lula F. Nichols. The will of Lula F. Nichols of record in Will Book 5, Page 234, Chancery Court Clerks Office for Cheatham County, Tennessee devised subject property to Perry A. Michel. By Quitclaim Deed of record in Book 10913, Page 559, said Register's Office, the said Perry A. Michel, unmarried, conveyed a 20% undivided interest in subject property to Leona Hargis as tenant in common. By Quitclaim Deed of record in Book 10928, Page 744, said Register's Office, the said Leona Hargis conveyed her interest ins subject property to Perry A. Michel.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a 25 foot minimum building setback line from Bedfordshire Court, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, a 10 foot electrical and telephone easement along the easterly front line of said lot, and a fire hydrant located on the southeasterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, Page 7, as amended in Book 6541, Page 542, Book 6967, Page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 16, 1998, which discloses that the concrete drive encroaches the 10' telephone and electric easement.; A Storm Water Detention Agreements of record in Book 6145, Page 252, and Book 6503, Page 144, said Register's Office.

Being the same property conveyed from CLINTON H. RICHARDSON, COLIN T. RICHARDSON and CODY L. RICHARDSON to CONNIE H. RICHARDSON, an unmarried woman, by Quitclaim Deed from in Instrument No. 20221228-0133316, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This improved property is known as 1205 Bedfordshire Court, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 December 15, 2022 (date of document).

James M. Adcox III
Signature

December 15, 2022
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of December, 2022.

Rachel Schow
Notary Public
My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026