Karen Johnson Davidson County
Batch# 961349 DEEDQC
01/17/2023 09:12:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003335

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, **Stephen K. Richey, a single person** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **A Lion's Heart Construction and Design, LLC,** (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 Quit Claim Deed of record at **20221101-0118052** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 16th day of **January, 2023.**

Stephen K. Richey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, **Stephen K. Richey,** 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 16th day of **January, 2023.**

NOTARY PUBLIC

JAMIE REN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: MAR 0 3 2026

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 16th day of January, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MAR 0 3 2026

JAMIE ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PROPERTY ADDRESS:	**3157 Towne Village Road** **Nashville, TN 37013**
TAX PARCEL NO.:	**15011002500**
PROPERTY OWNER: OWNER'S ADDRESS:	**A Lion's Heart Construction and Design, LLC** **1725 Simpkins Street** **Nashville, TN 37208**
MAIL TAX BILLS TO:	**A Lion's Heart Construction and Design, LLC** **1725 Simpkins Street** **Nashville, TN 37208**