THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Raoul Richardson
Affiant

Subscribed and sworn to before me, this 9th day of March, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 980238 DEEDQC
03/14/2023 07:56:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230314-0018205

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kaylee O. Richardson and Raoul Richardson, II 5721 Red Oak Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 103-14-0-103.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kaylee Osland, now known as Kaylee O. Richardson, now married and Raoul Richardson, II, now married, as tenants in common with right of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Kaylee O. Richardson and Raoul Richardson, II, wife and husband**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 16 on the plan of Hillwood Terrace, of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 263.15 feet on the southeasterly margin of Red Oak Drive and extends back 324.7 feet on the northeasterly line and 365.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Kaylee Osland, unmarried and Raoul Richardson, II, unmarried, as tenants in common with right of survivorship by Warranty Deed from James Wrigley, an unmarried man, dated November 15, 2021 and recorded on November 16, 2021 in Instrument No. 20211116-0152389, in the Register's Office of Davidson County, Tennessee.

Kaylee Osland now married to Raoul Richardson, II. Kaylee Osland and Kaylee O. Richardson being one and the same. Kaylee Osland now known as Kaylee O. Richardson.

This is improved property known as: **5721 Red Oak Drive, Nashville, TN 37205.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March, 2023.

Kaylee O. Richardson
FKA Kaylee Osland

Raoul Richardson, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kaylee O. Richardson** and **Raoul Richardson, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of March, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024