Karen Johnson Davidson County
Batch# 995782 DEEDQC
04/25/2023 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230425-0030205

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Clark Richardson, Jr. and Olivia Nash Richardson, Co-Trustees 2505 Barton Ave. Nashville, TN 37212	Same	104-11-0-254.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD CLARK RICHARDSON, JR. (the "Grantor"), hereby quitclaims and conveys to EDWARD CLARK RICHARDSON, JR. and OLIVIA NASH RICHARDSON, AS CO-TRUSTEES OF THE RICHARDSON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 2505 Barton Avenue, Nashville, TN 37212.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20 day of April, 2023.

EDWARD CLARK RICHARDSON, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Edward Clark Richardson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, as of this 20th day of April, 2023.

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 7, 2024

Notary Public
My Commission Expires: 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 21th day of April, 2023.

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 7, 2024

Notary Public
My Commission Expires: 5-7-2024

EXHIBIT A

Being **Lot No. 58** on the **Map of Bransford Realty Company's Subdivision of the Edgar Jones Homeplace,** as shown by plat and survey of record in Plat Book 421, page 7, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by deed of record as Instrument #20130319-0026989, Register's Office for Davidson County, Tennessee.

35418669.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 20, 2023 (date of document).

Affiant Signature

04/24/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

