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

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1058832 DEEDQC
10/06/2023 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231006-0078994

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
GUY RICHIE, TRUSTEE RICHIE REVOCABLE LIVING TRUST DATED SEPTEMBER 19, 2023 145 STERLING OAKS COURT BRENTWOOD, TN 37027	SAME	172-05-0B-054.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this September 19, 2023.

Notary Public
My Commission Expires: 10/14/2026

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, GUY A. RICHIE, who is one and the same as GUY RICHIE, unmarried, hereinafter called Grantor, for the express purpose of conveying all of his rights, title and interests in this property, do hereby quitclaim and convey unto GUY RICHIE, Trustee of the RICHIE REVOCABLE LIVING TRUST, dated September 19, 2023, all of his rights, title and interests 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this September 19, 2023.

BY: _____
GUY A. RICHIE

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 GUY A. RICHIE, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of September, 2023.

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

_____
NOTARY PUBLIC

My Commission Expires: 5/27/26

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee being Lot No. 54 on the Final Plat of Sterling Oaks, Phase I, of record Plat Book 8250, page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to GUY A. RICHIE, unmarried, by Quitclaim Deed of record from GUY A. RICHIE and SUSAN L. RICHIE, Trustees of the GSR Living Trust dated December 10, 2018, in Instrument No. 20221202-0126245, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 145 Sterling Oaks Court, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 September 19, 2023 (date of document).

Signature

September 19, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of September, 20 23.

Notary Public
My Commission expires: 10/14/26

