Karen Johnson Davidson County Batch# 1060803 DEEDQC 10/16/2023 11 06 40 AM 2 pgs Fees. $12 00 Taxes $0 00 20231016-0080855	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 2023 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sherrie Delane Richards, Trustee of the Sherrie Delane Richards Revocable Living Trust	**SAME**	**090-12-0-287.00**
(NAME) **553 Croley Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **SHERRIE RICHARDS, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **SHERRIE DELANE RICHARDS, TRUSTEE OF THE SHERRIE DELANE RICHARDS REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF SHERRIE DELANE RICHARDS, Dated October 3, 2023**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 23, in Block B, on the Plan of Crolywood (erroneously referenced in prior deed as Croleywood) Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynda Sharon Wolfenbarger, a single woman, by deed from Jeffery Road and wife, Jennifer R Roach, dated December 30, 1999, recorded January 12, 2000, of record in Instrument No 20000112-0004199, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Sherrie Richards by warranty deed from Lynda Sharon Wolfenbarger, unmarried, dated May 28th, 2015 and recorded on June 9th, 2015, of record in Instrument No. 20150609-0053969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Previous conveyance of record included in property description

Unimproved ( )
This is improved (X) property, known as: **553 Croley Drive, Nashville, Tennessee 37221**

Witness our hands, this the 3rd day of October, 2023.

Sherrie Richards

SHERRIE RICHARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHERRIE RICHARDS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity

Witness my hand and official seal, this 3rd day of October, **2023.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026