Karen Johnson Davidson County
Batch# 1114488 DEEDQC
03/25/2024 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240325-0020355

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
TITLE VESTING
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. PJM-153444

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
KATHLEEN S. AND THOMAS E. RICHARDSON	KATHLEEN S. AND THOMAS E. RICHARDSON	096 16 0 119.00
749 FITZPATRICK ROAD NASHVILLE, TN 37214	749 FITZPATRICK ROAD NASHVILLE, TN 37214	

Executed this 18th day of March 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **KATHLEEN S. ROBERTSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **KATHLEEN S. RICHARDSON AND THOMAS E. RICHARDSON, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 6 ON THE PLAN OF SECTION ONE-A, LARCHWOOD, OF RECORD IN BOOK 5060, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO KATHLEEN S. ROBERTSON, UNMARRIED FROM NOBLE PROPERTIES, INC. BY DEED DATED 8/26/2010, AND RECORDED ON 09/03/2010, AS INSTRUMENT NO., 20100903-0070186, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Property known as, 749 FITZPATRICK ROAD, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of March, 2024.

Kathleen S Robertson
KATHLEEN S. ROBERTSON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Keith D McDuffie of the state and county mentioned, personally appeared **KATHLEEN S. ROBERTSON** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Printed Name: Keith D McDuffie
My Commission Expires: 9/23/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00** .

Kathleen D Richardson
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 18 day of March, 2024.

Notary Public
My commission expires: 9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, MATTHEW ROBINSON, 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 **3/18/2024** (date of document).

Affiant Signature

3/18/2024

Date

State of RHODE ISLAND

County of PROVIDENCE

Sworn to and subscribed before me this **18** day of **March**, 2**024**.

KATHERINE SKUBA
Notary Public, State of Rhode Island
My Commission Expires DECEMBER 14, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/14/2024

NOTARY'S SEAL