PREPARED FROM INFORMATION FURNISHED BY THE PARTIES
NO TITLE SEARCH OR TAX ADVICE PROVIDED

Address of New Owner:
Caitlin Anne Richard
237 Amherst Drive
Nashville, TN 37214

This Instrument Prepared By:
MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place, Suite 200
Mt. Juliet, TN 37122

Send tax bills to:
Same as above

Map/Parcel: 095-02-0-089.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Christopher Joel Richard and Vicki Ray Richard** ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Caitlin Anne Richard** ("Grantee"), all of their right, title and interest in and to a certain tract of land in Davidson County, State of Tennessee, described more fully as follows:

Land in Davidson County Tennessee, being Lot No. 96 on the plan of Walnut Grove Subdivision, as shown by plat of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Joel Richard and Vicki Ray Richard, husband and wife, and Caitlin Anne Richard, unmarried, by deed of record in Instrument No. 20160606-0056444, Register's Office for Davidson County, Tennessee.

This is improved property known as 237 Amherst Drive, Nashville, TN 37214.

WITNESS OUR HANDS on this 4TH day of April, 2024.

Karen Johnson Davidson County
Batch # 1120114 DEEDQC
04/08/2024 09:57:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20240408-0024605

Christopher Joel Richard

Vicki Ray Richard

Vicki Ray Richard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Christopher Joel Richard**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 4th day of April, 2024.

Cassie A Karsten

Notary Public

My Commission Expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Vicki Ray Richard**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 4th day of April, 2024.

Cassie A Karsten

Notary Public

My Commission Expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 4th day of April, 2024.

Notary Public

My Commission Expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY