Karen Johnson Davidson County
Batch# 1124228 DEEDQC
04/17/2024 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240417-0027540

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert E. Richie, Sr. and Mary Fern Richie 32 Foxhall Close Nashville, TN 37215	Same	Map: 117-09 Group: A Parcel: 32

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 ROBERT E. RICHIE, SR., a married man, hereby quitclaims and conveys to ROBERT E. RICHIE, SR. and MARY FERN RICHIE, husband and wife, their heirs and assigns, all of my interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 32 Foxhall Close, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 17th day of April, 2024.

Robert E. Richie, Sr.
ROBERT E. RICHIE, SR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Robert E. Richie, Sr., 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 17TH day of April, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

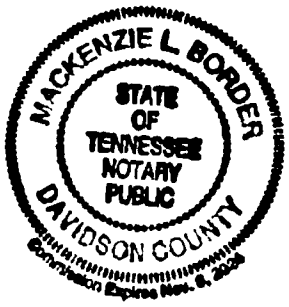
Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Mary Fern Richie
Affiant
Mary Fern Richie

Subscribed and sworn to before me, this 17TH day of April, 2024.



Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Foxhall Close a planned Residential Development, as of record in Plat Book 4860, page 46, as amended in Book 5005, page 136, and Book 5380, page 122, Register's Office for said county.

Said Lot No. 32 fronts 80 feet on an Access Drive in Foxhall Close and extends back between parallel lines 90 feet to a line in the rear.

Being the same property conveyed to Robert E. Richie, Sr. by deed of record as Instrument No. 20040611-0069406, said Register's Office

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 17, 2024 (date of document).

Affiant Signature

04/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

