QUITCLAIM DEED

Karen Johnson
Batch # 1139679
05/28/2024 09:42:06 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240528-0039243

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Benjamin Holman Richards
Affiant

Subscribed and sworn to before me, this the 24th day of May, 2024.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roark Realty Investment Group, LLC, a Tennessee limited liability company	**OWNER**	**Map 116-08-0-G Parcel 202.00co**
96 Jamestown Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Roark Realty Investment Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 202 on the Plan of Sugartree, Phase 3 (Revised), a Planned Unit Development, of record in Plat Book 5050, Pages 67-71, and as amended in Book 5162, Page 632, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Book 5365, Page 378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife, by Warranty Deed dated August 19, 2022, from James K. Knight, Sr., of record in Instrument No. 20220823-0094930, Register's Office for Davidson County, Tennessee.

THIS instrument has been prepared by the firm of Attorneys Title Co., Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

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

This is Improved (__X__) Unimproved (____) property, known as: **202 Moultrie Park, Nashville, TN 37205**

Witness my/our hand(s) this **24th** day of **May, 2024.**

Benjamin Holman Richards

Rebecah Ann 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 **Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **May, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24