Karen Johnson Davidson County
Batch# 1157273 DEEDQC
07/12/2024 07:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052335

Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 JULY 11, 2024.

Date

Affiant Signature

7/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2024.

Notary's Signature

My Commission Expires: 5-5-2025
Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	MRT Property Trust 2911 McGavock Pike. Nashville, Tennessee 37214
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	Map 73-8 Parcel 16
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, made this 16th day of May, 2024 by and between Michael Harold Richardson, conveys said real property to MRT PROPERTY TRUST Agreement u/a dated May 16th, 2024, Meagan Elizabeth Richardson Tacheny, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being lot No. 275 on the Plan of Sunset View, Section 4, Addition One, as of record in Book 2854, Page 1, Register's Office for said County.

Said Lot No. 275 fronts 120 feet on the southwesterly side of McGavock Pike and extends back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Norma J. Richardson by Earl Jenkins by quitclaim deed of record in Book 10117, Page 142, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Richardson by Michael Richardson, appointed administrator of the Estate of Norma Jo Richardson by the Probate Court of Davidson County, Tennessee, Probate No. 05P-1597. This property is passed under Tennessee Law to Michael Richardson.

Subject to all applicable conditions, restrictions, reservations, easements, set-backs as shown on said recorded plat.

This contains improved property known as 2911 McGavock Pike, Nashville, Tennessee 37214.

WITNESS my/our hand(s) and seal on this 16TH day of May, 2024

Michael Harold Richardson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael Harold Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 16 th day of May, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 16 th day of May, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025