Karen Johnson
Batch # 1167027
08/06/2024 01:41:18 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240806-0059938

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

KATHARINE A. RICHARDSON, AFFIANT

Subscribed and sworn to before me, this 7 day of August 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-25

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN RICHARDSON AND KATHARINE A. RICHARDSON, CO-TRUSTEES 712 E COLONY CT, NASHVILLE, TN 37221	New Owner	Map and Parcel No.: 156 01 0C 015.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, John F. Richardson, Jr. and Katharine A. Richardson, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto John Richardson and Katharine A. Richardson, Co-Trustees of the Richardson Joint Revocable Trust, created December 9, 2022, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 712 East Colony Court, Nashville, Tennessee 37221, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John F. Richardson, Jr. and Katharine A. Richardson from John P. Fairless and wife, Shelia M. Fairless, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20030724-0103924.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2 day of August 2024.

John F. Richardson, Jr., Grantor

Katharine A. Richardson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **John F. Richardson, Jr.**, the Grantor, 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 and official seal at office, this 2 day of August 2024.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Katharine A. Richardson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of August 2024.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027