Karen Johnson
Batch # 1189960
10/04/2024 12:47:11 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241004-0077301

QUITCLAIM DEED

FROM: VIRGINIA MARIE RICHARDSON

This Instrument was Prepared by:
Cathy Speers Johnson
CAMPBELL PERKY JOHNSON, PLLC
329 South Royal Oaks Blvd., Suite 205
Franklin, Tennessee 37064

TO: GREGORY PAUL RICHARDSON

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Gregory Paul Richardson 2414 Sterling Road Nashville, Tennessee 37215	Same	117 02 0 092.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **VIRGINIA MARIE RICHARDSON v. GREGORY PAUL RICHARDSON, Civil Action No. 23D-1297, Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Virginia Richardson
VIRGINIA MARIE RICHARDSON, Affiant

Sworn to and subscribed before me, this the 24 day of September, 2024.

Notary Public

My Commission Expires: 03/28/2028

CATHY S. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-28-2028

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **VIRGINIA MARIE RICHARDSON v. GREGORY PAUL RICHARDSON, Civil Action No. 23D-1297, Circuit Court for Davidson County, Tennessee.** Accordingly, **VIRGINIA MARIE RICHARDSON** does hereby quitclaim unto the said **GREGORY PAUL RICHARDSON**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property located in Davidson County, Tennessee, being the west part of Lot No. 1 on Block 7 on the map of the Stokes Tract, of record in Book 974, Page 24, Registers' Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the South margin of Sterling Road 21 ft. West of the common corner of Lots Nos. 1 and 2, Thence along a line West of and parallel to the common boundary between said lots southerly 200 ft. to the North line of Lot No. 5; Thence with the North line of the same westerly 149 ft. to the easterly margin of Natchez Trace; Thence with the margin of the same northerly 100 ft. to a point, the beginning of a curve; Thence around said curve, having an approximate radius of 100 ft., in a northeasterly direction, a distance of 157.1 ft to a point in the South margin of Sterling Road; Thence with the margin of the same easterly 79. Ft. to the point of beginning.

Being the same property conveyed to Gregory Richardson and Virginia Richardson, husband and wife, dated January 15, 2019, and recorded on January 16, 2019 of record in Instrument 20190116-0004666, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2414 Sterling Road, Nashville, Tennessee 37215.

Witness my hand this 24 day of September, 2024.

Virginia Richardson
VIRGINIA MARIE RICHARDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Cathy S. Johnson, a Notary Public of said County and State, Virginia Marie Richardson, whose identity was 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 Nashville, Tennessee, this 24 day of September, 2024 CSS

NOTARY PUBLIC

My Commission Expires: 03/28/28