Karen Johnson Davidson County
Batch# 1212013 DEEDQC
12/03/2024 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093844

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

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Henry Hobson Richardson, Jr. and Mariana Weaks Richardson, Co-Trustees Richardson Community Property Trust 313 Sutherland Avenue Nashville, TN 37205	Same	116-10-0-02000 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, HENRY H. RICHARDSON and wife, MARIANA WEAKS RICHARDSON (collectively, the "Grantor"), hereby quitclaim and convey to HENRY HOBSON RICHARDSON, JR. and MARIANA WEAKS RICHARDSON, as Co-Trustees of the RICHARDSON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, pages 57 and 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry H. Richardson and wife, Mariana Weaks Richardson, from Edward A. Fish and wife, Marguerite Fish, by Warranty Deed dated May 26, 1983, of record Book No. 6068, Pages 691-693, and recorded on June 3, 1983, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 313 Sutherland Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3rd day of December, 2024.

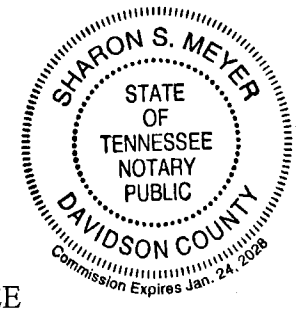
Henry H. Richardson
HENRY H. RICHARDSON

Mariana Weaks Richardson
MARIANA WEAKS RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, HENRY H. RICHARDSON and MARIANA WEAKS RICHARDSON, 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, at office, as of this 3 day of December, 2024.



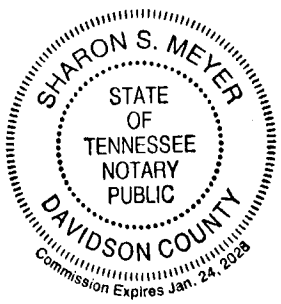
Sharon S. Meyer
Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Henry H. Richardson
Affiant

Subscribed and sworn to before me, this 3 day of December, 2024.



Sharon S. Meyer
Notary Public
My Commission Expires: 01/24/2028

45951192.1

Certificate of Authenticity

I, Lucretia Albert, 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 December 3, 2024.

Date

Lucretia Albert

Affiant Signature

12/03/2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202412030093844