This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1224604 DEEDQC
01/08/2025 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001609

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Elizabeth A. Richardson Jennifer D. Sturgis 2580 Johnson Ridge Rd. Antioch, TN 37013	Same	149 06 0 156.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Elizabeth A. Richardson** and **Jennifer D. Sturgis** ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Elizabeth A. Richardson** and **Jennifer D. Sturgis**, a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

BEING Lot No. 49, on the plan of Oakwood, Phase 6, Section Two, of record in Book 7900, page 626, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Elizabeth A. Richardson and Jennifer D. Sturgis by Deed executed June 12, 2003, which is of record in Instrument No. 20030620-0085555, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Oakwood, Phase 6, Section Two, of record in Book 7900, page 626, Register's Office, Davidson County, Tennessee; to restrictions, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Book 7891, page 478; Book 8038, page 838; Book 8313, page 17; and Book 7981, page 519, all in said Register's Office; and, to the deed of conveyance to Metro Water in Book 9698, page 176 and 214, said Register's Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as **2580 Johnson Ridge Rd., Antioch, TN 37013**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

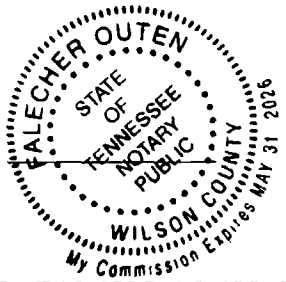
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $ -0-.

Subscribed and sworn to before me this the 8th day of January, 2025.

Elizabeth A Richardson
Affiant

Notary Public

My Commission Expires:



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 8th day of January, 2025.

Elizabeth A Richardson
Elizabeth A. Richardson, Grantor

Jennifer D. Sturgis, Grantor

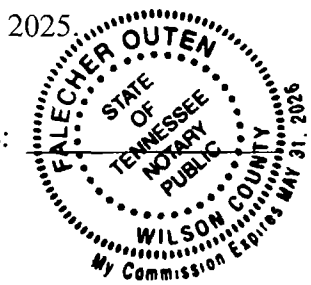
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth A. Richardson** and **Jennifer D. Sturgis**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of January, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 January 8, 2024.

Date: 01/08/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 8, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027