This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1241879 DEEDWARR
02/27/2025 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250227-0014668

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ROBERT RICHARDS, Trustee ROBERT RICHARDS REVOCABLE LIVING TRUST dated February 28, 2023 101 Brook Hollow Road Nashville, TN 37205	SAME	12908000200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

Mariah K. Medlin
AFFIANT

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Sworn to and subscribed before me this February 18, 2025.

Anna Smith
Notary Public

My Commission Expires: Jan 22, 2029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ROBERT RICHARDS, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROBERT RICHARDS, Trustees of the ROBERT RICHARDS REVOCABLE LIVING TRUST, dated February 28, 2023.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the

title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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

WITNESS MY HAND this February 18, 2025.

By: Robert Richards
ROBERT RICHARDS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT RICHARDS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 18, 2025.

Noley Roberts
NOTARY PUBLIC

My Commission Expires: March 18, 2028



Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being part of the Lot No. 55 on the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Harding Road, the common corner of Lots 55 and 56; thence with the line between said lots, northwesterly 564.3 feet to the southerly line of Lot 54; thence with the line of Lot 54, northeastwardly 243.6 feet to the westerly margin of Brook Hollow Road; thence with the margin of said Road; southeastwardly 562.3 feet more or less to a point in the northerly margin of Harding Road; thence with the margin of said Road, southwestwardly 243 feet more or less to the beginning.

Being the same property conveyed to Betty H. Perry, married by deed dated March 10, 1999 from James W. Ward, Jr. and spouse, Susanne J. Ward of record in Book 11379, Page 466, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 22, 2020 of record in Instrument No. 20200629-0070225, Register's Office for Davidson County, Tennessee, Betty H. Perry, married, conveyed subject property to Ronald E. Perry and Betty H. Perry, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 12908000200.
2. Restrictive Covenants contained in an instrument of record in Book 1427, Page 19, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, Page 47, Register's Office for County, Tennessee.

Being the same property conveyed to ROBERT RICHARDS, unmarried, by Warranty Deed of record from RONALD E. PERRY and BETTY H. PERRY, husband and wife, in Instrument No. 202204200045359, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 101 Brook Hollow Road, Nashville, TN 37205.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 February 18, 2025 (date of document).

Signature

February 18, 2025
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of February 2025.

Notary Public
My Commission expires: Jan 22, 2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN. 22, 2029