This transfer is exempt from the payment of any transfer tax as provided in T C A § 67-4-409(a)(1)(C)(vi).

Karen Johnson Davidson County
Batch # 1242735 DEEDQC
03/04/2025 09 23 21 AM 3 pgs
Fees $17 00 Taxes $0 00
20250304-0015948

This instrument was prepared by:
AmeriEstate Legal Plan, Inc
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:
THE HERMAN AND EUGENIA WILLIAMS FAMILY TRUST
3416 RICHARDS STREET
NASHVILLE, TN 37215

Send Tax Bill to:
HERMAN JOSEPH WILLIAMS and EUGENIA FACADA WILLIAMS
Trustee(s) of
THE HERMAN AND EUGENIA WILLIAMS FAMILY TRUST
3416 RICHARDS STREET
NASHVILLE, TN 37215

Map Parcel Number:
117-08-0Y-002 00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that HERMAN J. WILLIAMS and EUGENIA FACADA WILLIAMS, husband and wife, for and in consideration of the sum of Ten Dollars and 00/100 ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto HERMAN JOSEPH WILLIAMS and EUGENIA FACADA WILLIAMS Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of HERMAN JOSEPH WILLIAMS and EUGENIA FACADA WILLIAMS, under the terms of THE HERMAN AND EUGENIA WILLIAMS FAMILY TRUST Dated 02/15/2025 its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in DAVIDSON **County, Tennessee**, described as follows

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same land conveyed to the Grantor by JNBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to HERMAN J WILLIAMS and EUGENIA FACADA WILLIAMS, husband and wife, by Deed of record as **Instrument 20190521-0047760** on **05/21/2019**, in the Register's Office for DAVIDSON County, Tennessee

Description contained herein was taken from a prior deed and without benefit of an updated survey Preparer makes no representation as to the accuracy of said description.

This improved property is known as 3416 RICHARDS STREET, NASHVILLE, TN ~~37216~~ 37215

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 15 day of February, 2025

HERMAN J. WILLIAMS

Eugenia Facada Williams
EUGENIA FACADA WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON, ss.

On this 15th day of February, 2025, before me, the undersigned officer, personally appeared HERMAN J. WILLIAMS and EUGENIA FACADA WILLIAMS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the uses and purposes therein contained

IN WITNESS WHEREOF I hereunto set my hand and official seal

Esmeralda Murphy
Notary Public
My commission expires on 09/21/26

ESMERALDA MURPHY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Eugenia Facada Williams
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this day of February 15, 2025.

Esmeralda Murphy
Notary Public

My Commission Expires: 09/21/26

ESMERALDA MURPHY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.

EXHIBIT "A"

Map Parcel Number:
117-08-0Y-002 00

Land in Davidson County, Tennessee, being Unit B of Homes at 3412 Richards Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3412 Richards Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160628-0066031, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3412 Richards Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160628-0066031, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.