This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 1257959 DEEDQC
04/11/2025 11:43:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250411-0027279

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

File No. 3424229

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Tax Map Parcel No:
Amanda Richardson et al.	Amanda Richardson et al.	142 06 0B 205.00
810 BELLEVUE RD UNIT 205	810 BELLEVUE RD UNIT 205	
NASHVILLE TN, 37221	NASHVILLE TN, 37221	

Property Address:
810 BELLEVUE RD UNIT 205
NASHVILLE TN, 37221

EXEMPT PURSUANT TO TN CODE § 66-5-209(5)

FOR AND IN CONSIDERATION OF Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Amanda Richardson who acquired title as Amanda Paige Richardson Travelstead, joined by spouse William Dane Travelstead for marital purposes; and Deborah L. Richarson, unmarried,** having an address of 810 BELLEVUE RD UNIT 205, NASHVILLE TN, 37221, hereinafter called the GRANTOR, hereby quitclaims unto **Amanda Richardson, a married woman and Deborah L. Richarson, a single woman, as joint tenants with rights of survivorship** hereinafter called the GRANTEE, the following described property, having an address of 810 BELLEVUE RD UNIT 205, NASHVILLE TN, 37221, and being situated and located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof.

The above-described property is improved property.

Prior Reference: By deed dated December 20, 2022, and recorded at Instrument No. 20221228-0133297.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of April, 2025

GRANTOR:

Amanda Richardson who acquired title as Amanda Paige Richardson Travelstead

Amanda Richardson

STATE OF Tennessee

COUNTY OF Davidson

Before me, The Undersigned, a Notary Public, of the State and County mentioned, personally appeared Amanda Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Amanda Richardson the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 3rd day of April, 2025

Thomas Dallas Ewing

Notary Public

My Commission Expires: 5-3-2027 [Notary Seal]

(Continued on next page)

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of April, 2025

GRANTOR:

William Dane Travelstead

William D Travelstead

STATE OF Tennessee

COUNTY OF Davidson

Before me, THE UNDERSIGNED, a Notary Public, of the State and County mentioned, personally appeared William Dane Travelstead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be ___ William Dane Travelstead the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 3rd day of April, 20__.

Notary Public

My Commission Expires: 5-3-2027 [Notary Seal]

(Continued on next page)

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of April, 2025

GRANTOR:

Deborah L. Richardson

Deborah L Richardson

STATE OF Tennessee

COUNTY OF Davidson

Before me, The Undersigned, a Notary Public, of the State and County mentioned, personally appeared Deborah L. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Deborah L. Richardson the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 3rd day of April, 2025

Thomas Dallas Ewing III
Notary Public

My Commission Expires: 5-3-2027 [Notary Seal]

(Continued on next page)

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deborah L. Richardson
Affiant/ Grantee:

Subscribed and sworn to before me this 3rd day of April, 2025

Notary Public

My Commission Expires: 5-3-2027 [Notary Seal]

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Situated in Davidson County, Tennessee, being Unit No. 205, Building 29 together with the garage designated as No. 205 G, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, inclusive, Register's Office for Davidson County, Tennessee, being more particularly described in the Master Deed and By-Laws of record in Book 4834, Page 257 through 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80, and Book 5259, Page 5; Book 6237, Page 644; Book 6535, Pages 723 and 724; Book 6874, Page 354; and Book 7610, Page 973, said Register's Office, and Charter of Creekside Meadows Association, Inc, of record in Book 4836, Page 610, said Register's Office.

Being the same property as conveyed from Deborah L. Richardson, an unmarried woman to Deborah L. Richardson, an unmarried woman and Amanda Paige Richardson Travelstead, a married woman , as tenants in common with right of survivorship as set forth in Deed Instrument #20221228-0133297 dated 12/20/2022, recorded 12/28/2022, DAVIDSON County, TENNESSEE.

Tennessee Certification of Electronic Document

I, Charla Heiser, 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 April 3, 2025.

Charla Heiser

Affiant Signature

4/8/2025

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/10/27

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Trevor C Barker, Notary Public
Allegheny County
My Commission Expires July 10, 2027
Commission N. . ber 1434085

3424229