Karen Johnson Davidson County
Batch# 1274231 DEEDQC
05/16/2025 03:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250516-0038884

This Instrument prepared by:
Jacob M. Mills, Esq.
Mills Legal Planning PLLC
P.O. Box 68
London, KY 40743

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MARY ADKINS and LUCAS DAY RICHTER, Wife and Husband, on this the 7th day of May, 2025, for and in consideration of no monetary consideration, and for the purpose of estate planning, do hereby bargain, sell, release, remise, quitclaim and convey unto FA RICHTER LLC, a Tennessee Limited Liability Company, whose address is 419B 35TH AVE N, Nashville, TN 37209, all right, title, and interest in and to the following described real estate, to wit:

Land in Davidson County, Being Unit B, M and A Development Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for M and A Development Townhomes, of record in Instrument No. 20170917-0072835, and First amendment recorded in Instrument No. 20190521-0048106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to M and A Development, LLC, a Tennessee limited liability company by Warranty Deed from Land Development.com, Inc., a Tennessee corporation of record in Instrument No. 20160330-0029868 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 30, 2016.

Being a portion of the same property conveyed to M and A Real Estate Investments, LLC by Quitclaim Deed from M and A Development, LLC of record in Instrument No. 20161101-0115449 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on November 01, 2016 and Scrivener's Affidavit of record at Instrument No. 20190228-0018335.

Being a portion of the same property conveyed to 35th Avenue LLC by Quitclaim deed from M and A Real Estate Investments of record in Instrument No. 20181010-0100518 Register's Office for Davidson County, Tennessee, dated October 04, 2018 and recorded on October 10, 2018.

Being a portion of the same property conveyed to M and A Real Estate Investments, LLC by Quitclaim deed from 35th Avenue, LLC of record in Instrument No. 20190304-0019447 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on March 04, 2019.

Being the same property conveyed to Mary Adkins and Lucas Day Richter by Warranty deed from M and A Real Estate Investments, LLC of record in Instrument No. 20190617-0058264 Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded on June 17, 2019.

This conveyance is made subject to that certain Deed of Trust from Mary Adkins and Lucas Day Richter to CapStar Bank, dated February 24, 2020, recorded as Instrument No. 20200302-0023253, Register's Office for Davidson County, Tennessee.

Pursuant to T.C.A. §67-4-409(a), this transfer is exempt from real estate transfer tax as no consideration is given.

IN TESTIMONY WHEREOF, we have hereunto set our hands this 7th day of May, 2025.

MARY ADKINS

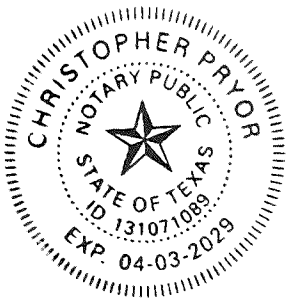
LUCAS DAY RICHTER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for the said County and State, personally appeared MARY ADKINS and LUCAS DAY RICHTER, with whom I am personally acquainted (or proved 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 this 7th day of May, 2025.

Notary Public
My commission expires: 04-03-2029



I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant (Grantee or Agent for FA Richter LLC)

STATE OF TEXAS
COUNTY OF DALLAS

Subscribed and sworn before me this 7th day of May, 2025.

Notary Public
My commission expires: 04-03-2029



DISCLAIMER:

This deed was prepared at the request of the parties named herein based solely on information provided by them. The preparer of this deed has made no independent title examination and makes no representations or warranties as to the state of the title to the property conveyed herein. The parties are advised to consult with a title company or attorney for any title examination, closing, or insurance services.

The following information is not a part of this Deed:

Property Address:
419B 35TH AVE N
Nashville, TN 37209

Parcel Number:
092093F00200

Mail Tax Bills to:
FA RICHTER LLC
419B 35TH AVE N
Nashville, TN 37209

Certificate of Authenticity

I, Sarah M. Mills, 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 May 7, 2025.

Date

Affiant Signature

5/13/25
Date

State of Kentucky
County of Oldham

Sworn to and subscribed before me this 13th day of May, 2025.

Notary's Signature

LAUREN MACIE BISHOP RITTMAN NOTARY ID KYNP96038 MY COMMISSION EXPIRES 01/27/2029 PUBLIC STATE AT LARGE, KY.

My Commission Expires: 1-27-2029
Date

Notary's Seal (if on paper)