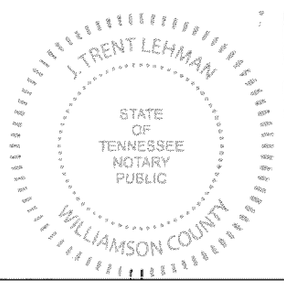
Karen Johnson Davidson County
Batch# 1285619 DEEDWARR
06/18/2025 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $12,672.50
20250618-0047985

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Richards and Stephanie Richards, Trustees of 2012 Richards Family Trust dated April 18, 2012	New Owner	
(NAME) 6417 Currywood Drive	(NAME)	115-15-0-067.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **6417 Currywood, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Michael G. Richards and Stephanie Richards, Trustees of the 2012 Richards Family Trust dated April 18, 2012,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 184 on the plan of West Meade Farms, Inc., Section "J" as of record in Plat Book 1835, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 6417 Currywood, LLC by Warranty Deed from Robert Erik Morrison and Lindsay Wise Morrison, husband and wife of record in Instrument No. 20220707-0078600 Register's Office for Davidson County, Tennessee, dated July 05, 2022 and recorded on July 07, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 6417 Currywood Dr. Nashville, TN 37205
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 17th day of June, 2025.

6417 Currywood, LLC

By: John Swift, Sole Member

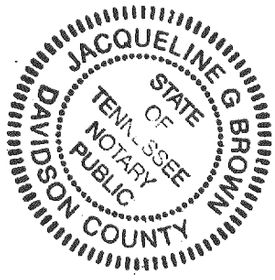
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **John Swift**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **6417 Currywood, LLC**, and that he as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **6417 Currywood, LLC**, in his capacity as **Sole Member**.

WITNESS my hand and official seal at office this 17th day of June, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25



Certificate of Authenticity

I, J. Trent Lehman, 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 6/17/25.

Date

Affiant Signature

6/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

