Address New Owner	Map-Parcel Numbers.	Send Tax Bills To
Robert Stephen Richards, Jr. and Alexandra Stewart Richards 1254 Martin Street Nashville, TN 37203	**105 07 1A 104.00CO**	**SAME**
This instrument prepared by Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **R. Stephen Richards, Jr., a married man,** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Robert Stephen Richards, Jr. and Alexandra Stewart Richards, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1254 Martin Street, Nashville, TN 37203.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson
Batch # 1292198
07/01/2025 08 56 31 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250701-0051611

Subscribed and sworn to before me this 25th day of June, 2025

Notary Public
My Commission Expires 06/20/2027

NATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 25th day of June, 2025

R. STEPHEN RICHARDS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. Stephen Richards, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 25th day of June, 2025

Notary Public

My Commission Expires.
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No 1254 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No 20160115-0004408, amended in Instrument Nos 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, 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, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

BEING the same property conveyed to R. Stephen Richards, Jr., a married man, from R. Stephen Richards, Jr , a married man, and R Stephen Richards, Sr , a married man, by quitclaim deed filed for record on August 13, 2020, Instrument Number 20200813-0090858, as of record in the Register's Office for Davidson County, Tennessee