Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To
Robert Stephen Richards, Jr. and Alexandra Stewart Richards, Co-Trustees 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, **Robert Stephen Richards, Jr. and Alexandra Stewart Richards, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Robert Stephen Richards, Jr. and Alexandra Stewart Richards, Co-Trustees of the Richards Family Revocable Trust dated June 25, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' 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**

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

20250701-0051612

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

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

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

Grantors 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

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 25th day of June, 2025.

ROBERT STEPHEN RICHARDS, JR.

ALEXANDRA STEWART RICHARDS

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 **Robert Stephen Richards, Jr. and Alexandra Stewart Richards**, 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:
04/20/2027

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 Robert Stephen Richards, Jr. and Alexandra Stewart Richards, husband and wife (as tenants by the entirety) from R Stephen Richards, Jr., a married man, by quitclaim deed filed for record on July 01, 2025, Instrument Number 20250701-0051611, as of record in the Register's Office for Davidson County, Tennessee.