Address New Owner	Map-Parcel Numbers.	Send Tax Bills To.
Robert Stephen Richards, Jr. and Alexandra Stewart Richards, Co-Trustees 4105 Kimbark Drive Nashville, TN 37215	**131 02 1G 002.00CO**	**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 **4105 Kimbark Drive, Nashville, TN 37215**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1292204
07/01/2025 08 59 49 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250701-0051624

The actual consideration of this transfer is $-00-

Affiant

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:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4105 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4103 and 4105 Kimbark Drive, a Horizontal Property Regime, of record in Instrument Number 20190919-0095288, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions of record, 2) All easements of record, 3) All visible easements, 4) All matters appearing on the plan and/or plat of record; 5) All applicable government and zoning regulations

BEING the same property conveyed to Robert Stephen Richards, Jr and Alexandra Stewart Richards, husband and wife (as tenants by the entirety) from Robert Stephen Richards, Jr by quitclaim deed filed for record on July 01, 2025, Instrument Number 20250701-0051623, as of record in the Register's Office for Davidson County, Tennessee