Karen Johnson Davidson County
Batch# 1298301 DEEDQC
07/16/2025 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0056314

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
David M. Richardson and Jennifer L. Richardson 1496 Madison Creek Blvd. Goodlettsville, TN 37072	David M. Richardson 316 Bluebird Drive Goodlettsville, TN 37072	034 02 0 007.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David M. Richardson (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to David M. Richardson and Jennifer L. Richardson, husband and wife, as tenants by the entirety (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 99 on the plan of Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David M. Richardson by deed from Mack A. Sawyer and wife, Doris S. Sawyer of record in Instrument No. 20130715-0072861, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 316 Bluebird Drive, Goodlettsville, TN 37072.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property to David M. Richardson and wife, Jennifer L. Richardson, as tenants by the entirety, pursuant to T.C.A §66-1-109.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 15th day of July, 2025.

David M. Richardson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David M. Richardson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of July, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation ~~pursuant to~~ T.C.A. § 67-4-409(a)(1)(C)(i).

David M. Richardson, Affiant

Subscribed and sworn to before me this 15th day of July, 2025.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 July 15, 2025.

Andrea J. Sinclair

Andrea J. Sinclair

July 16, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16 day of July, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERIC D. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON