THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1305034 DEEDWARR
08/01/2025 12:07:30 PM 5 pgs
Fees: $28.00 Taxes: $3,611.20
20250801-0061165

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| 5325 Forest Acres Drive Trust<br>PO Box 22629<br>Nashville, TN 37208 | NEW OWNER | 160-06-0-024-00 |

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott Carter Richardson, Jonathan Edward Richardson, and Mark David Richardson, as Co-Trustees of The Elisha R. Richardson Revocable Trust, dated September 16, 2021,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto the **5325 Forest Acres Dr Trust, dated July 30, 2025** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 5325 Forest Acres Drive, Nashville, TN 37220 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Oak Hill Estates, Section One, of record in Plat Book 3700, Page 118, 119 and 120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elisha R. Richardson and wife, Pattye W. Richardson by Deed Deed from Edmund K. Armistead and wife, Saran P. Armistead of record in Book 7640, page 810, Register's Office for Davidson County, Tennessee, dated August 29, 1988, and recorded on August 31, 1988.

Being the same property conveyed to Elisha R. Richardson, an unmarried man by Quit Claim Deed from Elisha R. Richardson, an unremarried widower of record in Instrument No. 20130415-0036739 Register's Office for Davidson County, Tennessee, dated February 20, 2013, and recorded on April 15, 2013.

The said, Pattye W. Richardson, is now deceased. Date of death June 21, 2006. Elisha R. Richardson became sole vested owner pursuant to the referenced deed at said death.

Being the same property conveyed to Elisha R. Richardson and his Successors in Trust, as Trustee of The Elisha R. Richardson Revocable Trust, dated September 16, 2021 by Quit Claim Deed from Elisha R. Richardson, an unmarried man of record in Instrument No. 20210924-0128298 Register's Office for Davidson County, Tennessee, dated September 16, 2021, and recorded on September 24, 2021.

The said, Elisha R. Richardson, Grantor and Trustee of the Elisha R. Richardson Revocable Trust, dated September 16, 2021, is now deceased. Date of death June 11, 2024. Upon Elisha R. Richardson's death, Scott Carter Richardson, Jonathan Edward Richardson, and Mark David Richardson, Co-Trustees of the Elisha R. Richardson Revocable Trust, dated September 16, 2021, became the sole vested owner of the property.

This is improved ( X ) unimproved ( ) property known as 5325 Forest Acres Drive, Nashville, TN 37220.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of July, 2025.

The Elisha R. Richardson Revocable Trust, dated September 16, 2021

By: _____ Co-Trustee
Scott Carter Richardson, Co-Trustee

By: _____
Jonathan Edward Richardson, Co-Trustee

By: _____
Mark David Richardson, Co-Trustee

STATE OF South Carolina
COUNTY OF York

On this 29 day of July, 2025, before me personally appeared, **Scott Carter Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of the Elisha R. Richardson Revocable Trust, dated September 16, 2021, the within named seller, and that such Scott Carter Richardson as such Co-Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing his name as Co-Trustee.

Witness my hand, at office, this 29 day of July, 2025.

Tashica Thompson
Notary Signature
My commission expires: July 18, 2029

TASHICA THOMPSON
Notary Public-State of South Carolina
My Commission Expires
July 18, 2029

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of July, 2025.

The Elisha R. Richardson Revocable Trust, dated September 16, 2021

By:_____
Scott Carter Richardson, Co-Trustee

By:_____
Jonathan Edward Richardson, Co-Trustee

By:_____
Mark David Richardson, Co-Trustee

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 2025, before me personally appeared, **Scott Carter Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of the Elisha R. Richardson Revocable Trust, dated September 16, 2021, the within named seller, and that such Scott Carter Richardson as such Co-Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing his name as Co-Trustee.

Witness my hand, at office, this ____ day of _____, 2025.

_____
Notary Signature
My commission expires: _____

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of July, 2025, before me personally appeared, **Jonathan Edward Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of the Elisha R. Richardson Revocable Trust, dated September 16, 2021, the within named seller, and that such Jonathan Edward Richardson as such Co-Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing his name as Co-Trustee.

Witness my hand, at office, this 24th day of July, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp. 2/27/2029 COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of July, 2025, before me personally appeared, **Mark David Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of the Elisha R. Richardson Revocable Trust, dated September 16, 2021, the within named seller, and that such Mark David Richardson as such Co-Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing his name as Co-Trustee.

Witness my hand, at office, this 29th day of July, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp. 2/27/2029 COUNTY OF SUMNER

**AFFIDAVIT OF VALUE**

STATE OF Tennessee )
COUNTY OF Davidson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $976,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1ST day of August, 2025.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

# Certificate of Authenticity

I, Barbara McGinty, 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 8-1-2025 (date of document).

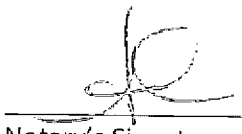


Affiant Signature

Date 8-1-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1ST day of August, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

