NAME AND ADDRESS OF NEW OWNER:
SEND TAX BILLS TO:
Teddy H. Richardson, John Raymond Richardson
And William Joseph Richardson
217 Airport Rd
Waverly, TN 37185

Karen Johnson Davidson County
Batch # 1316755 DEEDQC
09/02/2025 08 24 03 AM 4 pgs
Fees $22 00 Taxes $0 00
20250902-0069643

THIS INSTRUMENT PREPARED BY:
T. SCOTT DANIEL
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

Map & Parcel No: 113-00-0-089

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT THERE WAS NOT A TITLE SEARCH REQUESTED NOR PERFORMED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BOBBY DENTON,** "the Grantor," does hereby convey, demise, release, and forever quitclaim unto **TEDDY H. RICHARDSON, JOHN RAYMOND RICHARDSON, AND WILLIAM JOSEPH RICHARDSON ,** "the Grantee," the following lands and property, together with any improvements located thereon, their heirs and assigns, all rights, title, and interest they have in and to all of the following described real estate in Davidson County, Tennessee:

> A parcel of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made the 21st day of January, 1966, by S. H. Hutchison, as follows:
>
> Beginning at a point in the center of Buffalo Road, two elm pointers, same being the southeast corner of the J. A. Wood 10.5 acre tract, and northeast corner of a small tract owned by J. A. Wood also, Shalley bark Hickory in line on east margin of road; thence with the center of Buffalo Road as follows: North 13* west 198 feet, north 4° east 66 feet, north 22 east 66 feet, north 38° 30' east 66 feet, north 54° east 66 feet, and north 71* east 297 feet to a point at the intersection of the center line of Buffalo Road and the center line of Charlotte Road, Red Oak pointer on north margin of Charlotte Pike; thence with the center of said Charlotte Pike as follows: North 74° 30' east 195 feet, north 67* east 206.8 feet, north 72* east 235 feet, north 81* east 235 feet, south 81* 55' east 235 feet, north 85* 30' east 130.3 feet, north 70* east 358 feet, and north 81* 30' east 244 feet to a point in the Charlotte Pike, a corner of Paul Richardson, Jr. 92 feet east of a fence; thence leaving said Pike passing over a stake in line on south margin of Pike, south 3° west with Paul Richardson, Jr. line 1072 feet, more or less, to a stake on a hillside, two small White Oak pointers, Paul Richardson, Jr. inner corner; thence with a north line of the Paul Richardson, Jr. land, north 86° west passing Paul Richardson, Jr. corner at 1666.5 feet, in all 2071 feet, more or less, to point of beginning, containing 36.25 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED IF THE FOLLOWING:

Tract 1:
Beginning at an iron pin at the easterly most corner of a 6.5 acre tract of land owned by Ted Richardson of record in Book 6521, page 320, said corner also located approximately 875 feet south of Old Charlotte Pike, thence S 64° 03'49" E, 203.98 feet to an iron pin at the southwesterly most corner of a 5.76 acre tract owned by John Richardson of record in Book , page ; thence along John Richardson's westerly most line N 21° 24'34"E, 215.77 feet; thence N 38° 52' 42" E, 447.50 feet, thence N 16 25' 32" W, 468.64 feet to the southerly margin of Old Charlotte; thence along the southerly margin of Old Charlotte S 68°08' 18" W, 148.63 feet; thence S 82°51' 43" W, 105.36 feet; thence N 87 38' 27" W, 111.19 feet; thence N 80°51' 52" W, 98.13 feet; thence S 10° 03' 31" E, 543.16 feet thence S 09° 33' 25" W, 331.05 feet to the beginning, containing 8.20 acres, more or less.

BEING a portion of the real property conveyed to Harold R. Richardson and wife, Marjorie A. Richardson by deed from Hugh R. Fisk and wife, Mary Ann Fisk, of record in Book 3991, page 413, Register's Office for Davidson County, Tennessee.

Tract 2:
Beginning at the southwesterly most corner of the Harold Richardson tract at an iron pin, said pin located approximately 580 feet east of Buffalo Road and also located at the northerly most corner and toward the center of a 6.5 acre tract owned by Teddy Harold Richardson of record in Book 6521, page 320, thence N 40*55' 31"E 209.29 feet; thence N 22* 05'30" W, 503.04 Feet: thence along the southerly margin of Old Charlotte Pike N 66°30'27" E, 331.08 feet; thence 7* 24" E, 215.52 feet: thence N 85° 08' 24" E, 157.35 feet to an iron pin: thence S 10* 0'3 31" E, 543.16 feet to an iron pin thence S 09* 33' 25" W, 331.05 feet to the beginning, contairin11.37 acres more or less.

Being a portion of the real property conveyed to Harold R. Richardson and wife, Marjorie A. Richardson by Deed from Hugh R. Fisk and wife, Mary Ann Fisk, of record in Book 3991, page 413, Register's Office for Davidson County, Tennessee.

Tract 3:
Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the South margin of Old Charlotte Pike, said Parcel being shown as Parcel 190.00 on Davidson County Map 113-00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the BEGINNING start at a iron pin located on the South margin of Old Charlotte Pike, said iron pin being the Northeast corner of Parcel 165.00, and said iron pin also being the Northwest corner of Parcel 189.00, as shown on the Davidson County Map 113-00, owned by Shelby Richardson, as evidenced in Deed Book 8969, Page 015 in the Register's Office for Davidson County, Tennessee (RODCT), thence; leaving said margin and with the line common to Parcel 165.00 and Parcel 189.00, South 10 degrees 03 minutes 47 seconds East, a distance of 541.94 feet, to a iron pin at an interior corner of Parcels 165.00 and 189.00, thence; continuing

with said line, South 09 degrees 23 minutes 25 seconds West, a distance of 331.43 feet, to an iron pin, the BEGINNING, said pin being an interior corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 189.00, and said iron pin being Northwest corner of Parcel 190.00 (RODCT) thence; With the line common to Parcel 189.00 and Parcel 190.00, South 64 degrees 18 minutes 56 seconds East, a distance of 203.84 feet, to an iron pin, said iron pin being the Southeast corner of Parcel 189.00, and said iron pin being the Southwest corner of parcel 187.00, as shown on the Davidson County Map 113-00, owned by John Richardson, as evidenced in Instrument 20000504-0045043 (RODCT), thence; Continuing with the line common to Parcel 190.00 and Parcel 187.00, South 86 degrees 25 minutes 59 seconds East, a distance of 641.42 feet to an iron pin, said iron pin being the southeast corner of Parcel 187.00 and said iron pin being on the West line of Parcel 119.00, as shown on the Davidson County Map 113-00, owned by Hardin, as evidenced in Deed Book 6279, Page 958 (RODCT), thence; With the West line of Parcel119.00, South 11 degrees 00 minutes 45 seconds West, a distance of 68.81 feet, to a T-post, said T-post being an interior corner of Parcel 119.00, thence; Continuing with the West line of Parcel 119.00, South 03 degrees 05 minutes 45 seconds West, a distance of 115.00 feet to an iron pin, said iron pin being the southeast corner of Parcel 190.00, and said iron pin being the northeast corner of Parcel 122.00, as shown on Davidson County Map 113-00 owned by the Jiff Johnson Trust, as evidenced in Instrument Number 20131010-0106364, (RODCT) thence; Continuing with the line common to Parcel 190.00 and Parcel 122.00, South 88 degrees 57 minutes 16 seconds West, a distance of 1305.64 feet to an iron pin, said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being the southeast corner of Parcel 165.00, thence; With the line common to Parcel 165.00 and to Parcel 190.00, North 56 degrees 16 minutes 09 seconds East, a distance of 602.30 feet, to an iron pin the BEGINNING, containing 263,544 square feet or 6.0501 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 18, 2015.

Being part of the same property conveyed to HAROLD R. RICHARDSON AND WIFE, MARJORIE RICHARDSON by installment deeds of record in Book 3991, Page 413, Book 4657, Page 166, and in Book 4657, Page 171, said Register's Office. HAROLD R. RICHARDSON died on or about April 25, 1984, leaving MARJORIE RICHARDSON as the surviving tenant by the entirety. For further reference see Affidavit of record in Book 8847, Page 320, said Register's Office. MARJORIE RICHARDSON is now known as MARJORIE AILEEN RICHARDSON DENTON.

Being part of the same property conveyed to Harold G. Richardson and wife, Marjorie Richardson from Hugh R. Fisk and wife, Mary Ann Fisk by Installment Deed dated 2/21/1966 and recorded 2/25/1966 of record in Book 3991, page 431, said Register's Office. HAROLD R. RICHARDSON died on or about April 25, 1984, leaving MARJORIE RICHARDSON as the surviving tenant by the entirety. For further reference see Affidavit of record in Book 8847, Page 320, said Register's Office. MARJORIE RICHARDSON is now known as MARJORIE AILEEN RICHARDSON DENTON. Marjorie Richardson Denton died 10/24/2022 leaving the property to her heirs at law, Teddy H. Richardson, John Raymond Richardson and William Joseph Richardson, as evidenced by Affidavit of Heirship of record in Instrument No. 20240520-0037131 and 20240520-0037132, said Register's Office.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 26 day of August, 2025.

x Bobby Denton (SEAL)
Bobby Denton

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

On this 26 day of August, 2025, before me personally appeared Bobby Denton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of August, 2025.

Sarah Scott
Notary Signature
My commission expires: 10/23/28

SARAH SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that the actual consideration for this transfer is $-0-

Affiant

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Sworn to and subscribed before me this 26 day of August, 2025.

Sarah Scott
Notary Signature
My commission expires: 10/23/28

SARAH SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS