THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1324431 DEEDQC
09/19/2025 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0075204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Ann Richardson
Affiant

SUBSCRIBED AND SWORN to before me, this the 19th day of September, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Avoidable Chaos Living Trust **298 Port Drive** **Madison, TN 37115**	**Avoidable Chaos Living Trust** **298 Port Drive** **Madison, TN 37115**	**042-14-0-028.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael A. Richardson and wife, Ann Elizabeth Richardson** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Avoidable Chaos Living Trust dated September 19, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 104 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Port Drive at the corner of Lots Nos. 103, and 104: thence with a line betweeen said two lots southwesterly 448 feet; thence south 69 degrees 30 minutes east 169 feet; thence south 7 degrees 30 minutes west 40 feet to the corner of Lots Nos. 104 and 105; thence with a line between two lots northeasterly 325 feet to the southwest margin of Port Drive; thence with the same northwesterly 128 feet to the beginning.

BEING the same property conveyed to Michael A. Richardson and wife, Ann Elizabeth Richardson by Warranty Deed from Anthony J. Vozza, of record at Instrument number

20020909-0108542, in the Register's Office for Davidson County, Tennessee, dated September 6, 2002.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **298 Port Drive, Madison, TN 37115**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 19th day of September, 2025.

GRANTORS:

Michael A. Richardson

Ann Elizabeth Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2025, before me personally appeared Michael A. Richardson and Ann Elizabeth Richardson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 19th day of September, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)

NICHOLAS RAY HARDING
STATE OF TENNESSEE
NOTARY PUBLIC

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 September 19, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 19th day of September, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of September, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

