Karen Johnson
Batch # 1328224
09/30/2025 08 13 49 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250930-0077516

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by.
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214 / PH: (615) 883-4998

ADDRESS NEW OWNER:
Michelle L. Richardson
2909 Teakwood Dr.
Nashville, TN 37214

SEND TAX BILLS:
Same

MAP & PARCEL:
Map 96-10
Parcel 9500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a divorce settlement (see Davidson County, Tennessee Fourth Circuit Court, Docket No. 25D941) between Grantor and Grantee, the receipt and sufficiency of which is hereby acknowledged, I, **Craig Norman Richardson,** hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **Michelle Lee Richardson**, a single woman, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest (marital or otherwise) in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

All that certain land situated in the state of Tennessee, county of Davidson, city of Nashville, described as follows:

Being known and designated as Lot 245, Cloverhill Section 5, filed in Plat Book 2133, Page 88, recorded 03/31/1954.

Being the same property conveyed to Michelle Richardson, a married woman and Craig Norman Richardson from Michelle Bruzda, a single woman, by deed dated December 21, 2016 and recorded as instrument No. 20161221-0134395 in said Register's Office.

This is improved real property known as: 2909 Teakwood Dr. Nashville TN 37214.

WITNESS our hands this the 11 day of Sept, 2025.

Michelle Lee Richardson
MICHELLE LEE RICHARDSON

Craig Norman Richardson
CRAIG NORMAN RICHARDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MICHELLE LEE RICHARDSON** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2025.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **CRAIG NORMAN RICHARDSON** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2025.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires: 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

Linda Schreiner
AFFIANT

Subscribed and sworn to before me this 11th day of September, 2025.

Tiffany Beckman
NOTARY PUBLIC

My Commission Expires. 3/8/28

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON