WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334687 DEEDWARR
10/16/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20251016-0082251

File No. KS-25-10980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert James Richards, III and Isabelle Burtan Richards	**New Owner**	
(NAME)	(NAME)	
528 Barrywood Drive		146-11-0-099.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Elizabeth Lee Prokop, formerly known as Elizabeth Lee, and Michael Prokop, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert James Richards, III and Isabelle Burtan Richards, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 220, on the Plan of Crieve Hall Estates, Section 2, of record in Plat Book 2133, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth Lee, an unmarried woman by Warranty Deed from Paul T. Hutcherson and wife, Kathryn H. Hutcherson of record in Instrument No. 20140331-0026199 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on March 31, 2014.

This is property more commonly known as 528 Barrywood Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 14th day of October, 2025.

Elizabeth Lee Prokop

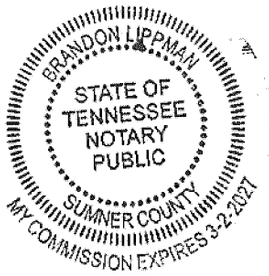
Michael Prokop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2025, before me personally appeared Elizabeth Lee Prokop and Michael Prokop, 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 14th day of October, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **October 14, 2025**.

Date

Alli P

Affiant Signature

10/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County