Karen Johnson
Batch # 1355693
12/09/2025 08 13 19 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDWARR
6 pgs

20251209-0097720

WARRANTY DEED

MAIL RECORDED DEED TO:

KENT RICHARDSON, TRUSTEE
LISA RICHARDSON, TRUSTEE
2295 BRANDINI DRIVE
DUBLIN, CA 94568

OWNER (SEND TAX BILLS TO):

KENT RICHARDSON, TRUSTEE
LISA RICHARDSON, TRUSTEE
2295 BRANDINI DRIVE
DUBLIN, CA 94568

FOR NO CONSIDERATION ($0.00), KENT EDWARD RICHARDSON and LISA ECHOLS RICHARDSON, husband and wife (herein, "Grantor"), whose address is 1353 Crown Point Place, Nashville, TN 37211, hereby sells, transfers and conveys to KENT RICHARDSON AND LISA RICHARDSON, TRUSTEES, or any successors in trust, under the KENT RICHARDSON AND LISA RICHARDSON REVOCABLE TRUST dated January 28, 2015 and any amendments thereto, a Revocable Living Trust (herein, "Grantee"), whose address is 2295 Brandini Drive, Dublin, CA 94568, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO

Property street address: 1353 Crown Point Place, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO 161 06 0A 142.00

This Instrument Prepared By. RAVEN PERRY-BEACH, ESQ
C/O U.S DEEDS, P.A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 19 day of November, 2025.

GRANTOR:

Kent Edward Richardson

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF Contra Costa }

On November 19, 2025, before me, Lisa A. Higdon, Notary Public, personally appeared Kent Edward Richardson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)

Signature Lisa A. Higdon
My Commission Expires: Nov. 7, 2027

LISA A. HIGDON
Notary Public - California
Contra Costa County
Commission # 2470192
My Comm Expires Nov 7 2027

Date: 11/19/25

GRANTOR:

Lisa Richardson
Lisa Echols Richardson

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
}
COUNTY OF Contra Costa }

On November 19 2025, before me, Lisa A. Higdon, Notary Public, personally appeared Lisa Echols Richardson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal. (Seal)

Signature Lisa A. Higdon
My Commission Expires: NOV. 7, 2027

LISA A. HIGDON
Notary Public - California
Contra Costa County
Commission # 2470192
My Comm. Expires Nov 7, 2027

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Contra Costa

The actual consideration for this transfer is $0.00. This is a transfer to a Revocable Living Trust.

Grantee:

Kent Richardson and Lisa Richardson Revocable Trust dated January 28, 2015

Kent Richardson, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
}
COUNTY OF Contra Costa }

Subscribed and sworn to (or affirmed) before me on this 19 day of November, 2025, by Kent Richardson, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature Lisa A. Higdon
Notary Public

LISA A. HIGDON
Notary Public - California
Contra Costa County
Commission # 2470192
My Comm. Expires Nov 7, 2027

Grantee:

Kent Richardson and Lisa Richardson Revocable Trust dated January 28, 2015

Lisa Richardson

Lisa Richardson, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
}
COUNTY OF Contra Costa }

Subscribed and sworn to (or affirmed) before me on this 19 day of November, 2025, by Lisa Richardson, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

LISA A. HIGDON
Notary Public - California
Contra Costa County
Commission # 2470192
My Comm. Expires Nov 7, 2027

Signature Lisa A Higdon
Notary Public

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT 142 ON THE PLAN OF OAKHILL TOWNHOMES, PHASE 3, AS SHOWN AS EXHIBIT "A-1" TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR OAKHILL TOWNHOMES OF RECORD AS INTSTRUMENT NO 20080709-0070601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance, the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20210611-0078870 on June 11, 2021.

PIN NO: 161 06 0A 142.00

STREET ADDRESS: 1353 Crown Point Place, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer