QuitClaim Deed

Karen Johnson Davidson County
Batch# 1367447 DEEDQC
01/08/2026 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260108-0001599

The actual consideration or value for this transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 7th day of January, 2026.

NOTARY PUBLIC
My Commission Expires: 11-07-2028

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Megan R. Tacheny, Ttee 2911 McGavock Pk. Nashville, TN.37214	New Owner	073 08 0 / 016.00

FOR AND IN CONSIDERATION OF TEN DOLLARS, ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and In further fulfillment of the terms of the **Marital Dissolution Agreement and Final Decree** of Case #24D-1200, Circuit Court for Davidson County, Tennessee.

I, **LANA RICHARDSON**, Un-married, the GRANTOR herein, by these presents do transfer, **QuitClaim** and convey all right title and interest, equitable and otherwise unto:

The MRT PROPERTY TRUST Under Agreement Dated May 16, 2024, **Megan Elizabeth Richardson Tacheny**, Trustee, the GRANTEE herein, its successors, heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 275 on the Plan of Sunset View, Section 4, Addition One as shown on the Plat of record in Book 2854, page 1, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Richardson, by Administrator's Deed from the Estate of Norma Jo Richardson, Probate Case #05P-1597, recorded as Instrument #20051229-0156193, and by Affidavit of Heirship at Instrument #20060426-004658, Register's Office for Davidson County, Tennessee. Michael Richardson, a/k/a Michael Harold Richardson, having conveyed all right, title and interest to the MRT Property Trust, U/A/D 05-16-2024 by Instrument #20240613-0044160, R.O.D.C., TN.

Lana Richardson executes this deed to convey all right title and interest, marital and otherwise as required by Final Decree of Divorce Entered 12-16-2025, Case # 24D-1200, Circuit Ct. for Davidson Co., TN.

The above description is the same as the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, and

otherwise, as may affect the premises including the following:

Real Property Taxes for the year 2025.

This is improved property known as: 2911 McGavock Pike, Nashville, TN 37214.

Witness my hand this 2nd day of January, 2026.

LANA RICHARDSON, Grantor

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named LANA RICHARDSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JESSICA STANFORD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES 11-8-2028

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QUITCLAIM DEED

From:
LANA RICHARDSON
Unmarried

To:
THE MRT PROPERTY, TRUST

Property:
2911 McGavock Pk.
Nashville, TN.37214

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

202601080001599

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Jan 2 2026.

Leroy Johnston Ellis, IV, Affiant

01-07, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 7th day of January, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com