Karen Johnson Davidson County
Batch # 1371591 DEEDQC
01/22/2026 08:08:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260122-0005121

THIS INSTRUMENT PREPARED BY:

JAMES R. TOMKINS
SMITH & TOMKINS
25 CENTURY BLVD, SUITE 606
NASHVILLE, TN 37214
(615) 256-1280
JTOMKINS@SMITHTOMKINS.COM

QUITCLAIM DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
Stewart A. Davis 20 Cornish Drive Hudson, MA 01749	Same _____ _____	Map 58-10-37 Parcel

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, STEWART A. DAVIS, TRUSTEE OF ANY TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF SUSAN RICHARDSON, Deceased, by these presents does quitclaim and convey unto STEWART A. DAVIS, his heirs, successors and assigns, all right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Amended Final Plat of Enchanted Hills, Section 5, Phase 1, a Planned Unit Development of record in Book 6900, Page 870, Register's Office for Davidson County, Tennessee, to which reference is hereby Made for a more complete and accurate legal description.

Being the same property conveyed to Richard L. Richardson and wife, Susan T. Richardson, by Warranty Deed from Audie J. Johnson dated the 18th day of December, 1997, and of record in Book 10730, page 743, Register's Office for Davidson County, Tennessee, and being the same property devised to Stewart A. Davis, Trustee of Any Trusts Created under the Last Will and Testament of Susan Richardson, of record as Instrument Number _____ in the Register's Office of Davidson County, Tennessee. Richard L. Richardson pre-deceased Susan T. Richardson, deceased.

This is improved property known as 401 Golden Hill Court, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 12 day of JAN, 2026

Stewart A Davis TRUSTEE

STEWART A. DAVIS, TRUSTEE OF ANY TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF SUSAN RICHARDSON, DECEASED.

STATE OF MASSACHUSETTS)

COUNTY OF middlesex **)**

Personally appeared before me, a Notary Public in and for said County and State, STEWART A. DAVIS, the within named 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 instrument for the purposes therein contained. WITNESS my hand and seal at Nashville, Tennessee this 12 day of JAN, 2026.

NOTARY PUBLIC

My Commission Expires: 8.11.28.

STATE OF MASSACHUSETTS)
COUNTY OF Middlesex)

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

LAUREN BROWN
Notary Public, Commonwealth of Massachusetts
My Commission Expires August 11, 2028

Stewart A Davis
Affiant

Subscribed and sworn to before me, this 12 day of January, 2026.

My Commission Expires: 8.11.28

Notary Public